

Cromwells



Wordsworth Drive, Sutton, SM3 8HF

£750,000



Cromwells are pleased to offer this extended three bedroom family home with bathroom and shower room, off road parking, a detached garage to the rear and an attractive good size rear garden. There is scope to extend further, subject to planning permission. It is situated in a popular and convenient residential location, close to the amenities of both North Cheam and Cheam Village. There are shops, restaurants, gyms, other leisure facilities and open spaces. Cheam Park and Nonsuch Park are a short walk away. Both West Sutton and Cheam mainline railway stations are within easy reach, with excellent services into Central London. Bus routes link to Morden Town Centre and Underground Station on the Northern Line. Well regarded local schools include Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls.

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### **Accommodation**

The hallway with storage cupboard leads to the front reception room with bay window and feature fireplace, the rear reception room with feature fireplace and the kitchen. The rear reception is open plan to a family room with patio doors leading to the rear garden. The fitted kitchen is open plan to a breakfast room with door to the rear garden.

Upstairs the landing leads to the front double bedroom with fitted wardrobes and bay window, the rear double bedroom with en suite shower, a single bedroom, the family bathroom and a separate wc.

### **Outside**

To the front of the property there is off road parking. A shared drive leads through to a detached garage at the rear. The attractive and good size rear garden has a patio area, is mainly laid to lawn with mature planting to borders and a summerhouse.







Council Tax - E  
Tenure - Freehold

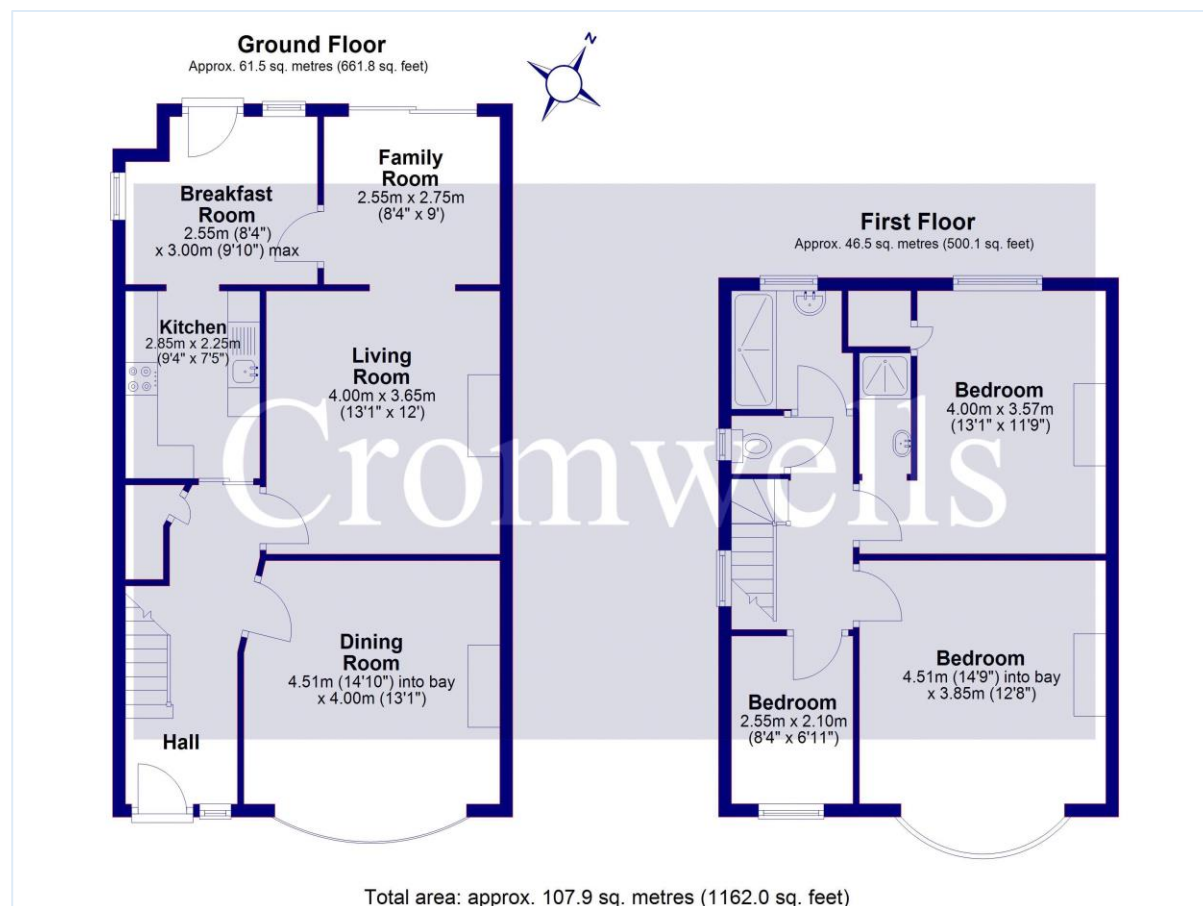
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### Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither

Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		









