

Cromwells



Fromondes Road, Sutton, SM3 8QP

Offers in Excess of £775,000

Cromwells are pleased to offer this beautifully presented four bedroom, two bathroom extended semi detached family home with an attractive good size rear garden. The property benefits from stunning views from the master suite. It is ideally located within a short walk of the amenities of Cheam Village, including shops, restaurants gyms, other leisure facilities and both Cheam Park and Nonsuch Park. Cheam mainline railway station is close by, with excellent links into Central London. There are several well regarded schools nearby, including Cheam High School and Nonsuch High School for Girls. EPC rating C.

Accommodation

The entire property is beautifully presented. The spacious entrance hallway leads to a good size front reception room with bay window, and to the bright and spacious open plan dining and modern kitchen space, with windows and double doors to the garden. A downstairs cloakroom completes the ground floor accommodation.

On the first floor there are two good size double bedrooms, a single bedroom, currently used as a home office, and the luxury family bathroom with both bath and shower unit.

On the second floor there is a very large double bedroom, with great views over the rear garden and beyond, a walk in wardrobe and a spacious en suite shower room.

Outside

The driveway to the front offers off street parking and there is an attached garage.

The attractive, long rear garden is mainly laid to lawn with mature planting to borders and a patio area.





Council Tax - E
Tenure - Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

02086 424249
admin@cromwellscheam.co.uk

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



TOTAL FLOOR AREA: 1699 sq.ft. (157.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





