

# Cromwells



**Chatham Close, Sutton, SM3 9JF**

**£525,000**

This three bedroom end of terrace family home has both front and rear gardens, together with a garage and car port accessed from the rear. There is scope to improve the property and/or to extend it subject to planning permission. It is situated in a residential cul-de-sac close to the amenities of North Cheam and Morden Town Centre, including shops, restaurants, gyms, Morden Park, other leisure facilities and transport links. St Helier mainline railway station is a short walk away, with good services into Central London, while Morden Underground Station on the Northern Line is easily accessible. Well regarded local schools include Abbey Primary and Glenthorne High School, while Merton College is also nearby. EPC rating E. No Onward Chain.

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### **Accommodation**

On the ground floor a hallway leads to the front reception room with bay window, the rear reception room with patio doors to the rear garden, and to the kitchen, also with door to the garden. Upstairs there are two double bedrooms and a single bedroom, all with bay windows, together with the family bathroom and a separate wc.

### **Outside**

The front garden is mostly laid to lawn with a planted border and a low wall to the front boundary. The rear garden is also mainly laid to lawn, with a patio area, pathways and mature planting to beds and borders.

There is a detached garage and car port at the rear.





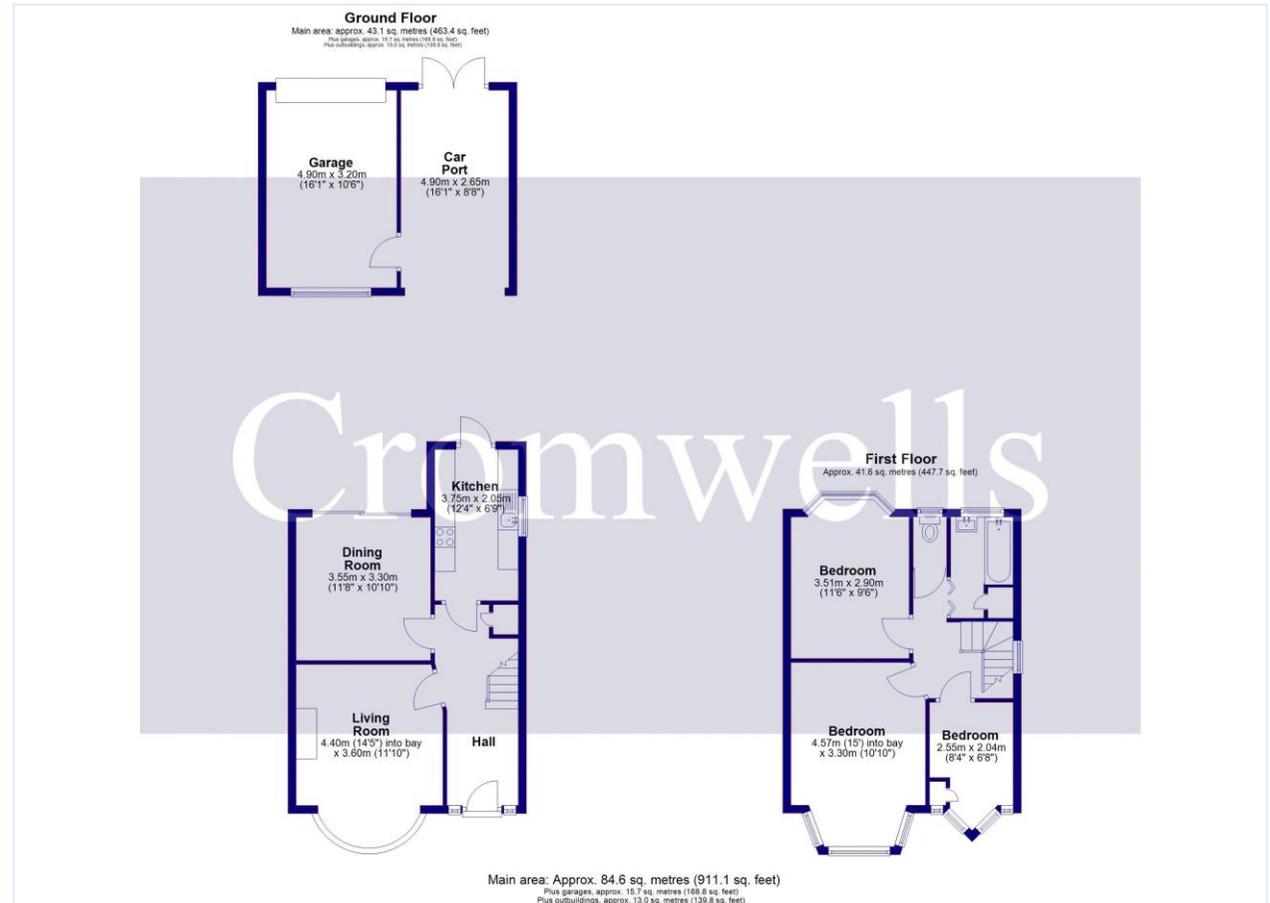
Council Tax - D  
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

