

Cromwells



Ennerdale Close, Sutton, SM1 2JP

£230,000



This one bedroom ground floor maisonette has an allocated parking space and communal gardens. It is ideally located within a pleasant culs-de-sac, a short distance from all the amenities of Sutton Town Centre, including shops, restaurants, gyms, other leisure facilities and transport links. Cheam Village is also close by. West Sutton mainline railway station is a short walk away, with excellent services into Central London. No Onward Chain. EPC rating C.

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### **Accommodation**

This ground floor property has a self contained entrance leading to the spacious reception room and separate fitted kitchen. A hallway with storage cupboards leads to the double bedroom and bathroom.

### **Outside**

The property has an allocated parking space. There are communal gardens.





Council Tax - C  
Tenure - Leasehold

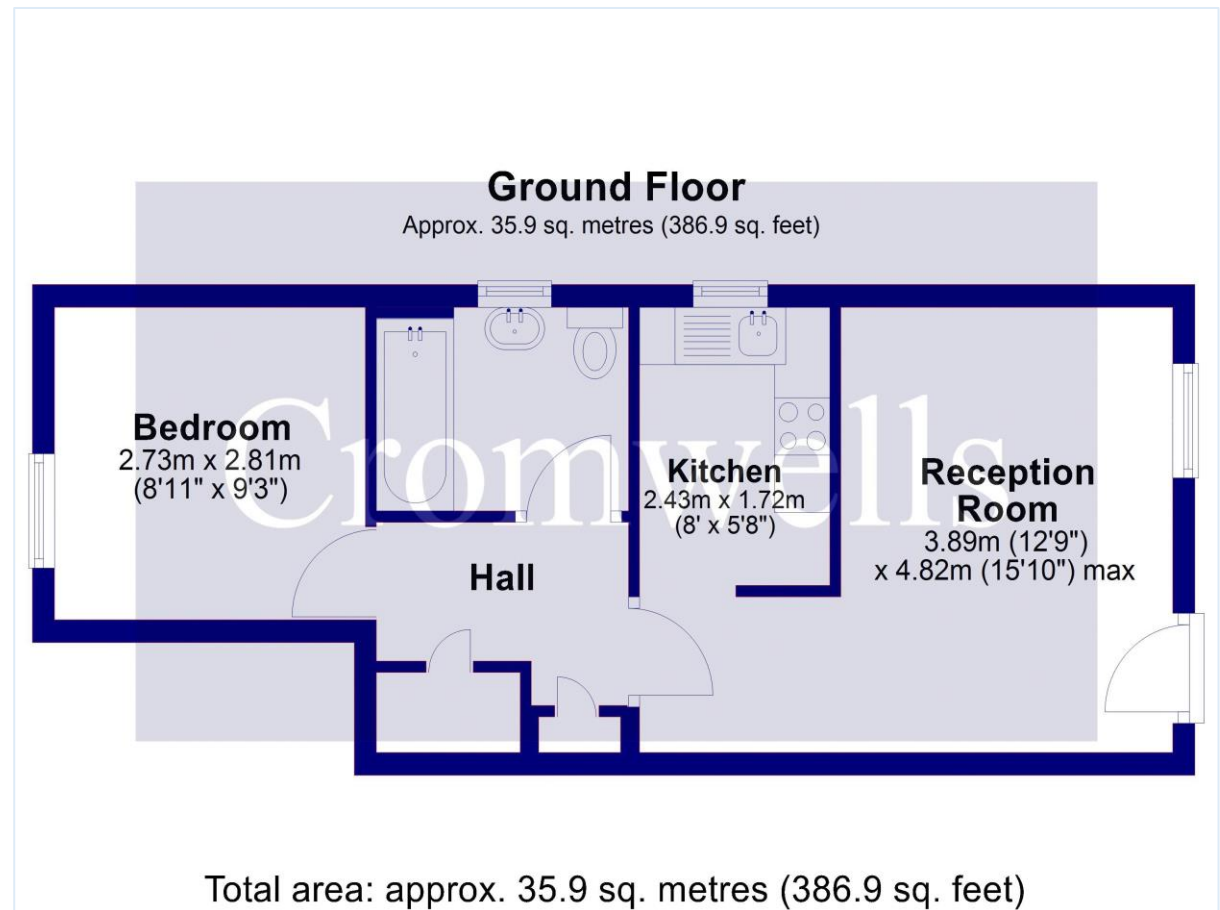
54-56 High Street  
Cheam Village  
Surrey  
SM3 8RW

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

