

Cromwells



Alberta Avenue, Sutton, SM1 2LQ

Guide Price £320,000

This well presented two double bedroom ground floor maisonette has a private garden. It is situated in a popular residential location within walking distance of the amenities of Cheam Village, including a variety of shops, restaurants, gyms, other leisure facilities, open spaces and transport links.

Sutton Town Centre is also within easy reach. Both Cheam and West Sutton mainline railway stations are close by, with excellent services into Central London. There are several well regarded local schools, including Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls.

EPC rating D.

Accommodation

The bright maisonette has a self contained entrance, leading to the hallway. This leads onto the double aspect reception room, the two good sized double bedrooms, one with a feature fireplace, the modern fitted kitchen and the bathroom.

Outside

The property has a patio area and a private garden, laid to lawn. There are also communal gardens.





Council Tax - B
Tenure - Leasehold

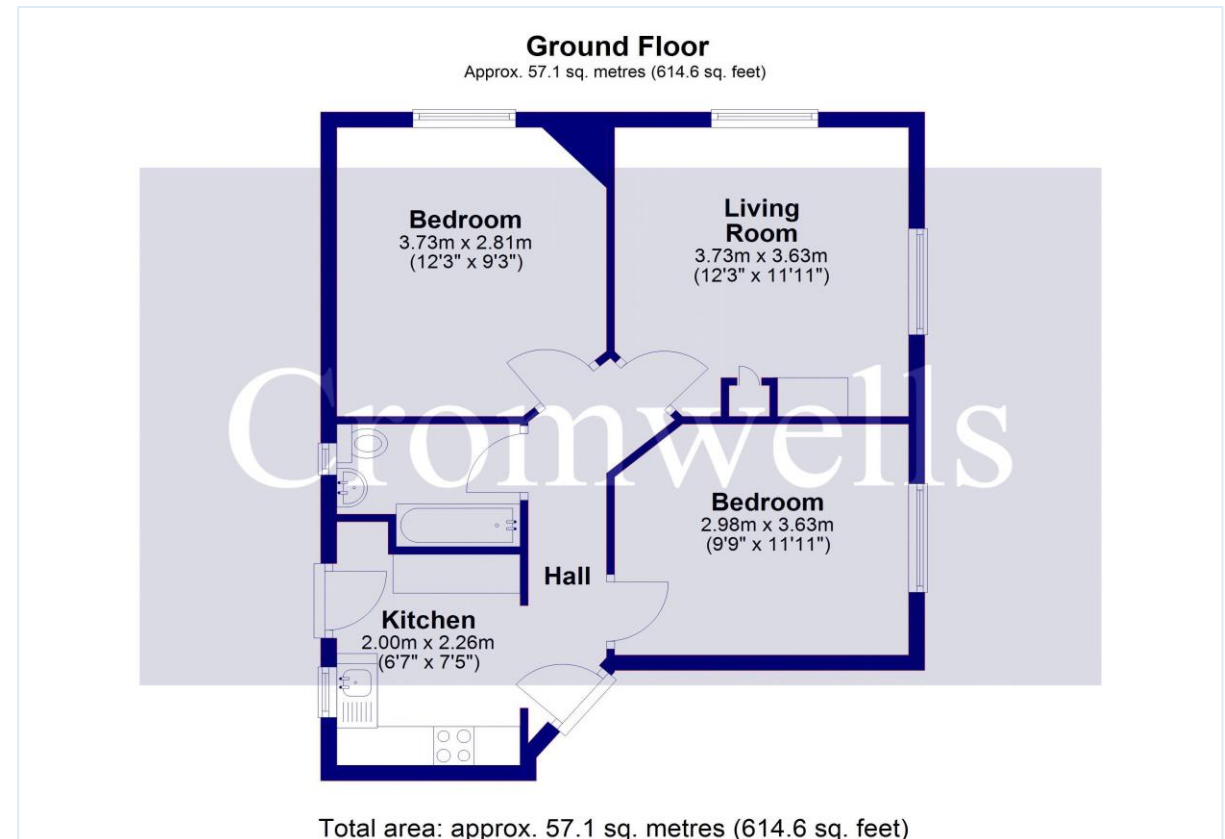
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

