

Cromwells



17b Cedar Road, Sutton, SM2 5DA

Offers in Excess of £350,000

This spacious first floor two double bedroom flat has the benefit of a family bathroom plus a separate wc cloakroom. It also has an off road parking space.

It is situated in a popular and convenient location, close to the amenities of Sutton Town Centre, including shops, restaurants, gyms, other leisure facilities and transport links.

Sutton mainline railway station has excellent links into Central London and there are good local bus services. Well regarded local schools include Devonshire Primary School, Overton Grange School and Sutton Grammar School. Nonsuch High School for Girls is also within easy reach.

No Onward Chain. EPC rating B.

Accommodation

All of the rooms are of a good size and lead off of an entrance hallway in this spacious first floor apartment. There is a living/dining room, two double bedrooms with built in wardrobes, a fitted kitchen, family bathroom and separate wc cloakroom.

Outside

There is an off street parking space.





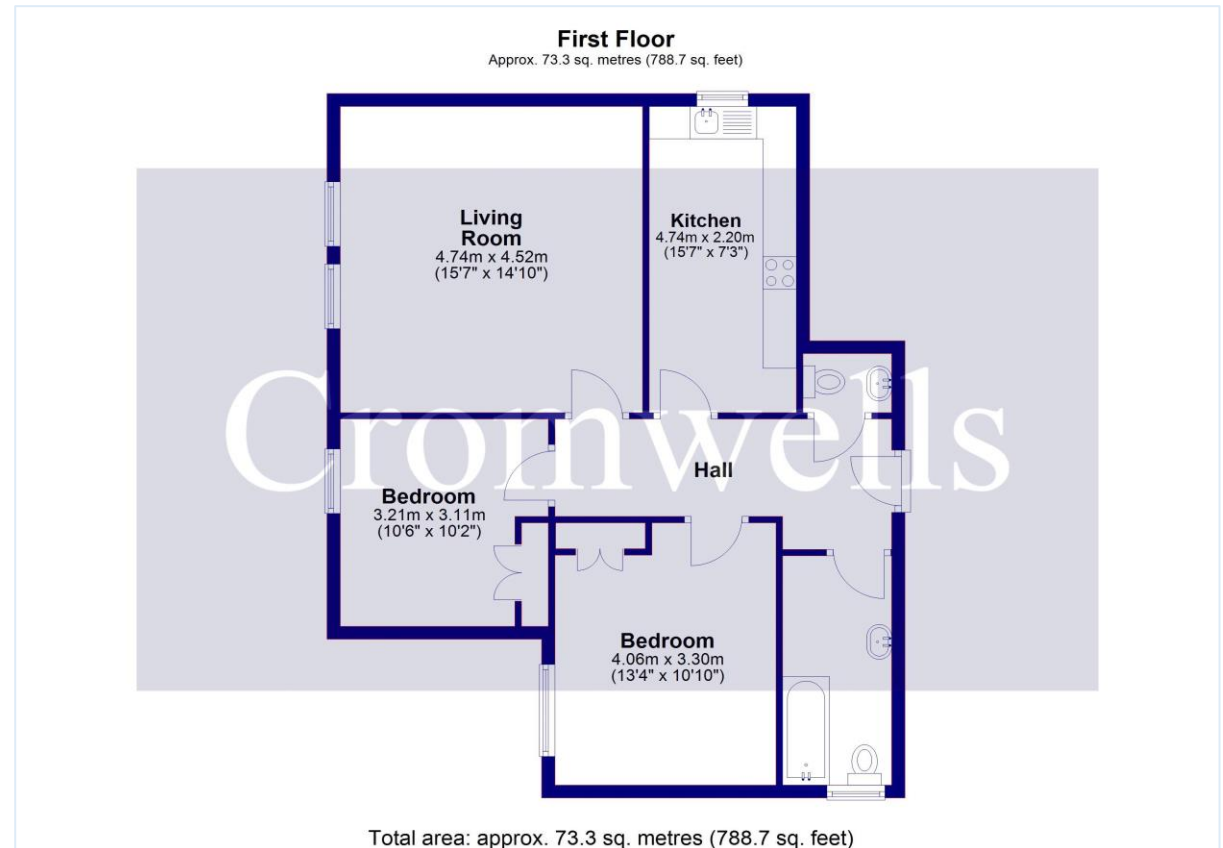
Council Tax - C
Tenure - Leasehold

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Disclaimer

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



