

Cromwells



St. James Avenue, Sutton, SM1 2TQ

£595,000

Cromwells are pleased to offer this three bedroom semi detached family home with off road parking for two vehicles and a south west facing rear garden. There is scope to extend, subject to planning permission. It is situated in a popular and convenient location, close to all the amenities of Sutton Town centre, including a variety of shops, restaurants, gyms, other leisure facilities and transport links. West Sutton and Sutton main line railway stations, with their excellent links to Central London, are just a short walk away, as well as several convenient bus routes. Well regarded local schools include Robin Hood Infant and Primary Schools, Cheam High School, Sutton Grammar School and Nonsuch High School for Girls. EPC rating D.

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### **Accommodation**

On the ground floor a spacious hallway leads to the two good size reception rooms and the fitted kitchen. The rear reception room has sliding doors leading to the rear patio and garden. The kitchen also has a door leading to the patio. Upstairs there are two good size double bedrooms, one with fitted wardrobes, plus a single bedroom and the family bathroom.

### **Outside**

To the front of the property there is a driveway for off road parking of two vehicles. A side gate leads through to the rear patio and garden.





Council Tax - E  
Tenure - Freehold

54-56 High Street  
Cheam Village  
Surrey  
SM3 8RW

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#### 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

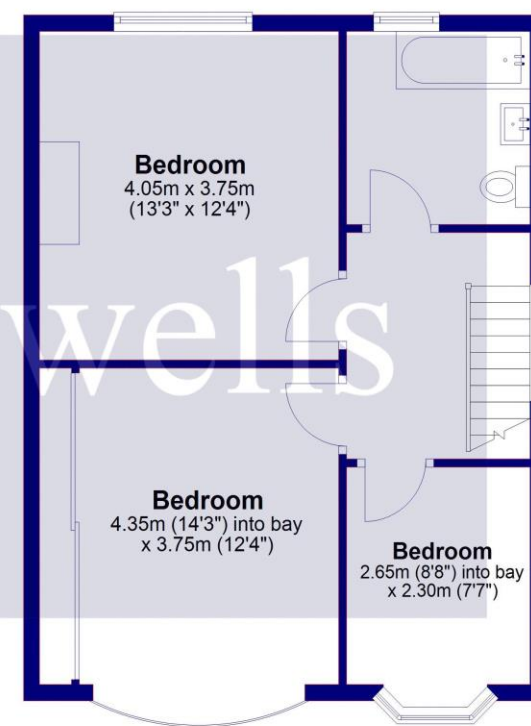
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Energy efficiency chart

**Ground Floor**  
Approx. 49.3 sq. metres (530.2 sq. feet)



**First Floor**  
Approx. 49.5 sq. metres (533.1 sq. feet)



Total area: approx. 98.8 sq. metres (1063.3 sq. feet)



