

# Cromwells



**Whittaker Road, Sutton, SM3 9QG**

**Offers in Excess of £595,000**



Cromwells are pleased to offer this extended, newly refurbished and very well presented three bedroom family home with off road parking and a good size rear garden.

It is situated in a popular and convenient location, within easy reach of the amenities of Sutton Town Centre, Cheam Village and North Cheam, including shops, restaurants, gyms, other leisure facilities and transport links. Both Sutton Common and West Sutton mainline railway stations are nearby, with good services into Central London. Bus routes link to Morden Underground Station on the Northern Line.

Well regarded local schools include Westbourne Primary, Cheam Park Farm Academy, Glenthorne High School, Cheam High School, Nonsuch High School for Girls and Sutton Grammar. No Onward Chain.  
EPC rating D.

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### **Accommodation**

An enclosed entrance porch leads to a hallway and onto the front reception room, with bay window feature, and to the bright, spacious rear open plan reception room/kitchen/breakfast room with double doors opening onto the rear garden. There is also a downstairs cloakroom.

Upstairs there are two good size double bedrooms, one with a feature bay window, a single bedroom and a stylish family bathroom.

### **Outside**

To the front of the property there is a driveway for off road parking. A side access leads through to the rear garden, mainly laid to lawn and extending to some 21 metres (70 feet).





Council Tax - D  
Tenure - Freehold

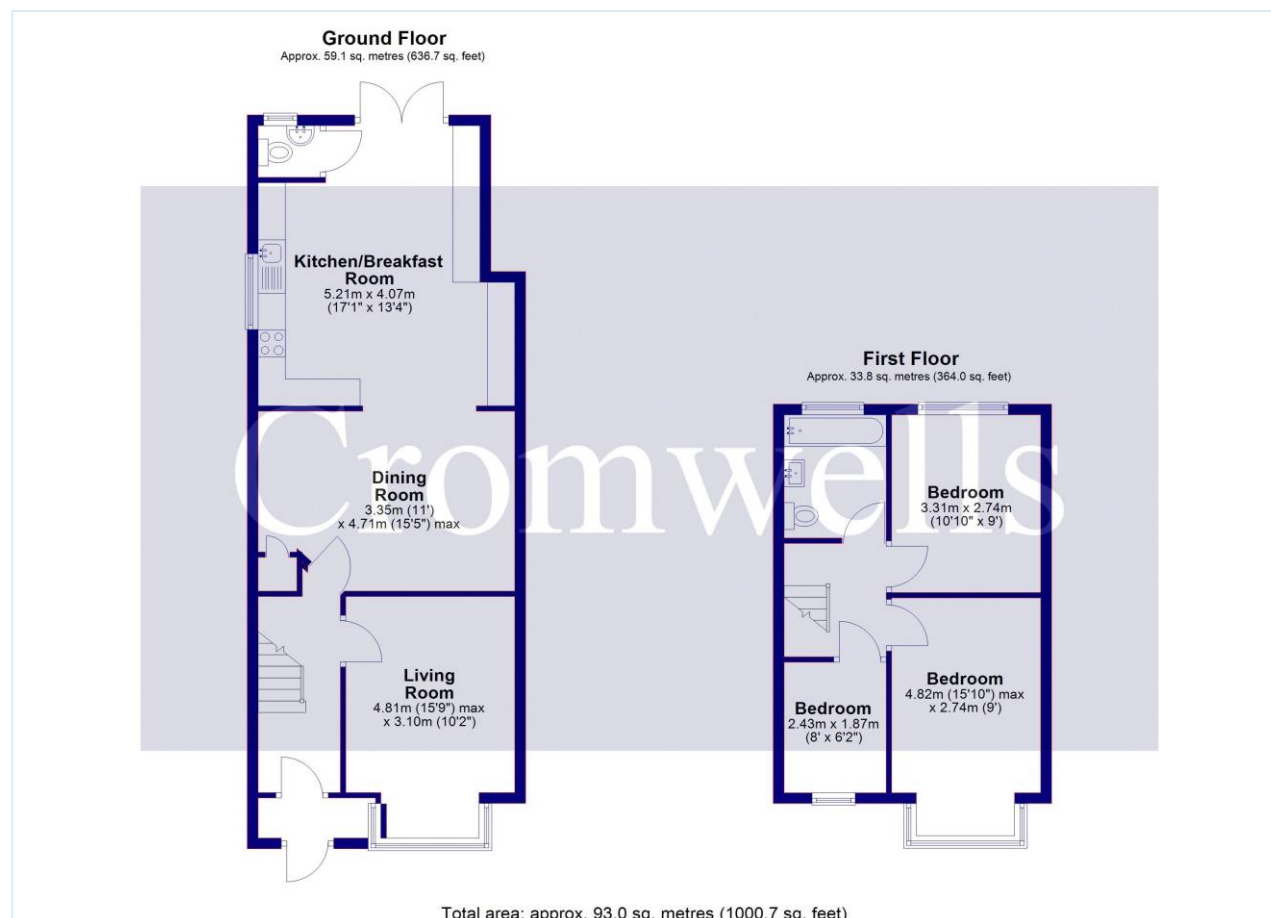
54-56 High Street  
Cheam Village  
Surrey  
SM3 8RW

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		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

