

Cromwells



Western Road, Sutton, SM1 2SX

Offers in Excess of £575,000

Cromwells are pleased to offer to the market this three bedroom semi detached family home, ideally located within easy reach of all the amenities of Cheam Village and Sutton Town Centre, including a variety of shops, restaurants, gyms and open spaces. Sutton, West Sutton and Cheam mainline railway stations are all within walking distance, offering direct links into Central London. There are several well regarded schools nearby, including Cheam Fields Primary Academy, Cheam High School, Sutton Grammar School and Nonsuch High School for Girls. EPC rating C. No Onward Chain.

Accommodation

On the ground floor there is an open plan lounge/diner with bay window to the front, double doors leading to the garden at the rear, and access to the fitted kitchen.

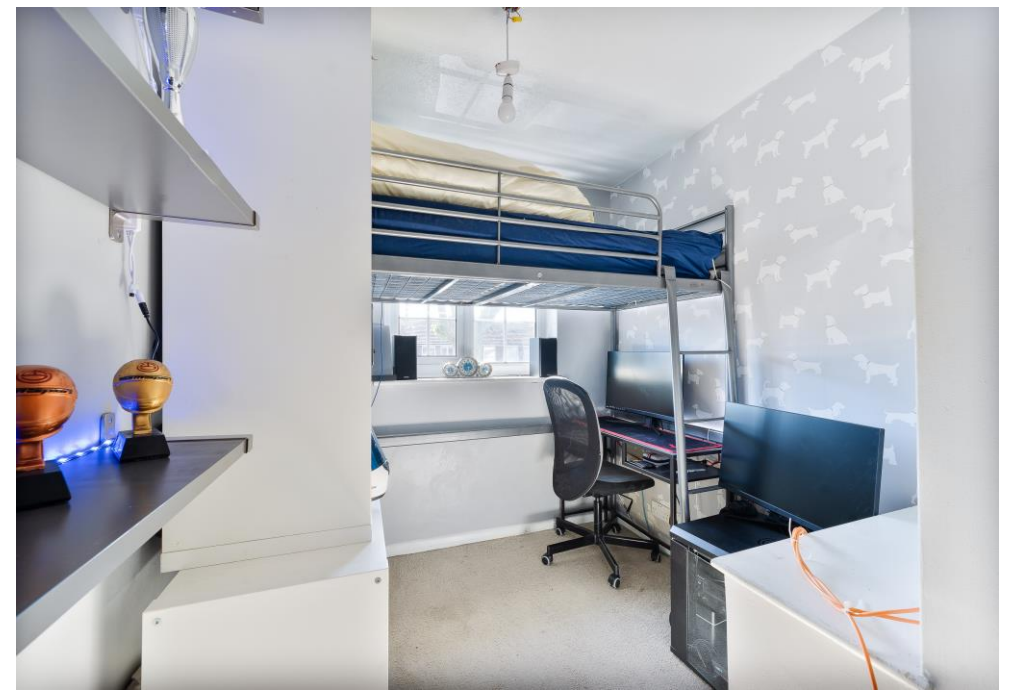
Upstairs there are three bedrooms, two with fitted cupboards, together with the family bathroom.

Outside

The driveway to the front of the property has off road parking for two vehicles.

The easily manageable rear garden has a large patio, a lawn area and a garden shed





Council Tax - D
Tenure - Freehold

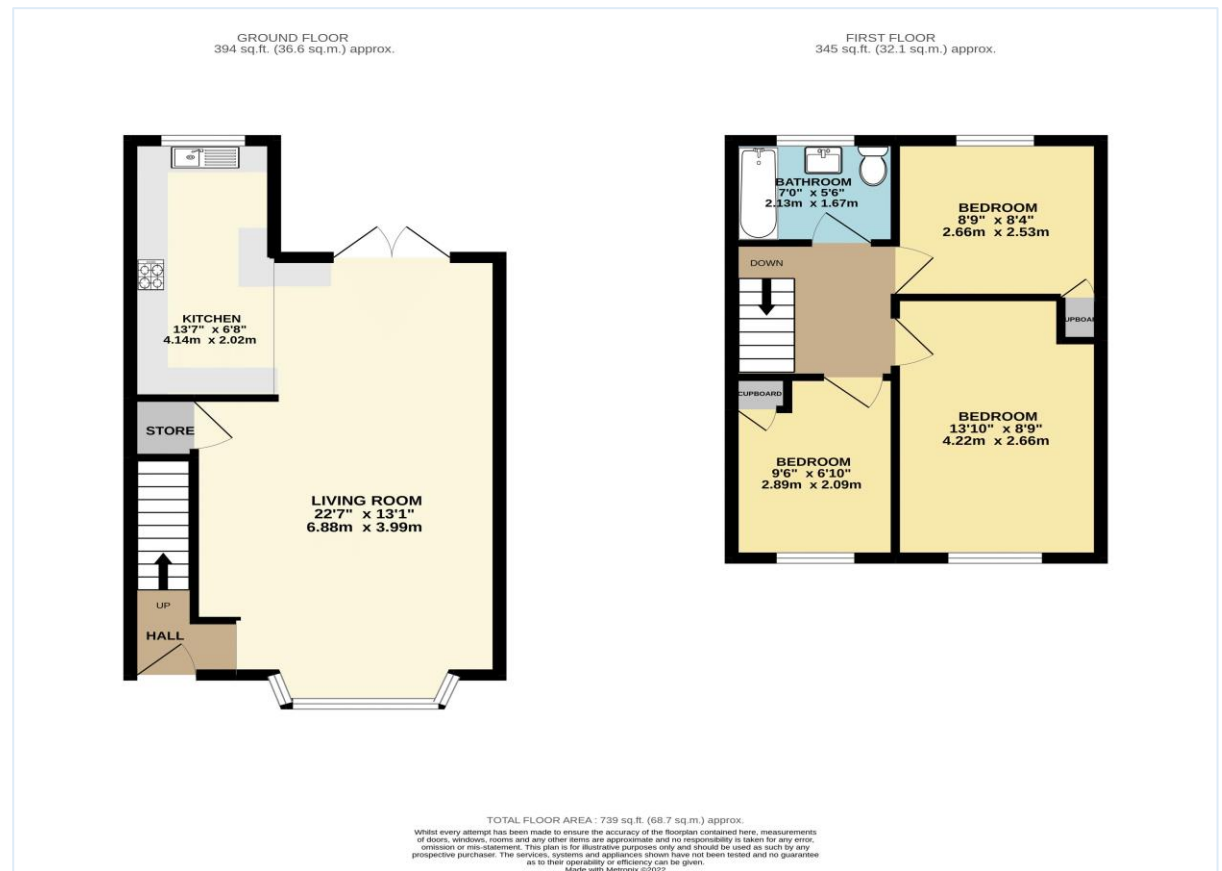
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Disclaimer

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



