

Cromwells



Alberta Avenue, Sutton, SM1 2LJ

£290,000

This two double bedroom first floor maisonette has good storage space and a private garden. It has both a garden shed and an under stairs shed with direct access to the garden. The maisonette 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 schools, including Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls.

EPC rating D.

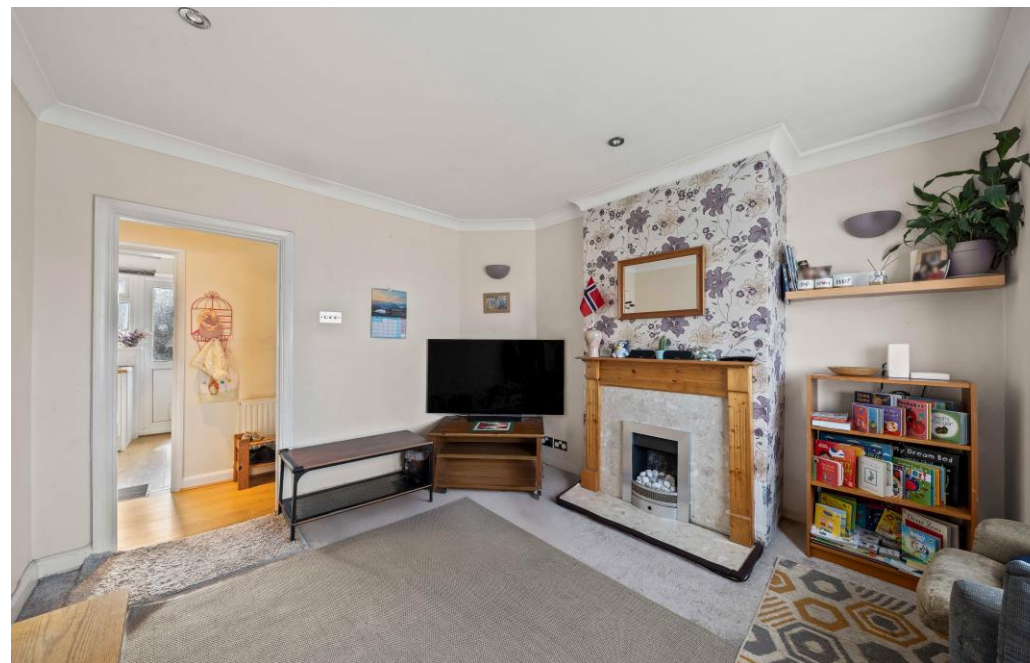
Accommodation

This first floor maisonette has a self contained entrance leading to the hallway and onto all the rooms. The good size reception room has a feature half bay window and excellent storage space in the large built in cupboard. The two double bedrooms are a very good size. There is also the family bathroom and the fitted kitchen.

Outside

The kitchen door leads to the external staircase and down to the private garden, which is mainly laid to lawn. There is an understairs shed with direct access to the garden, together with a separate garden shed.

There are also communal gardens to enjoy.





Council Tax - B
Tenure - Freehold

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Surrey
SM3 8RW

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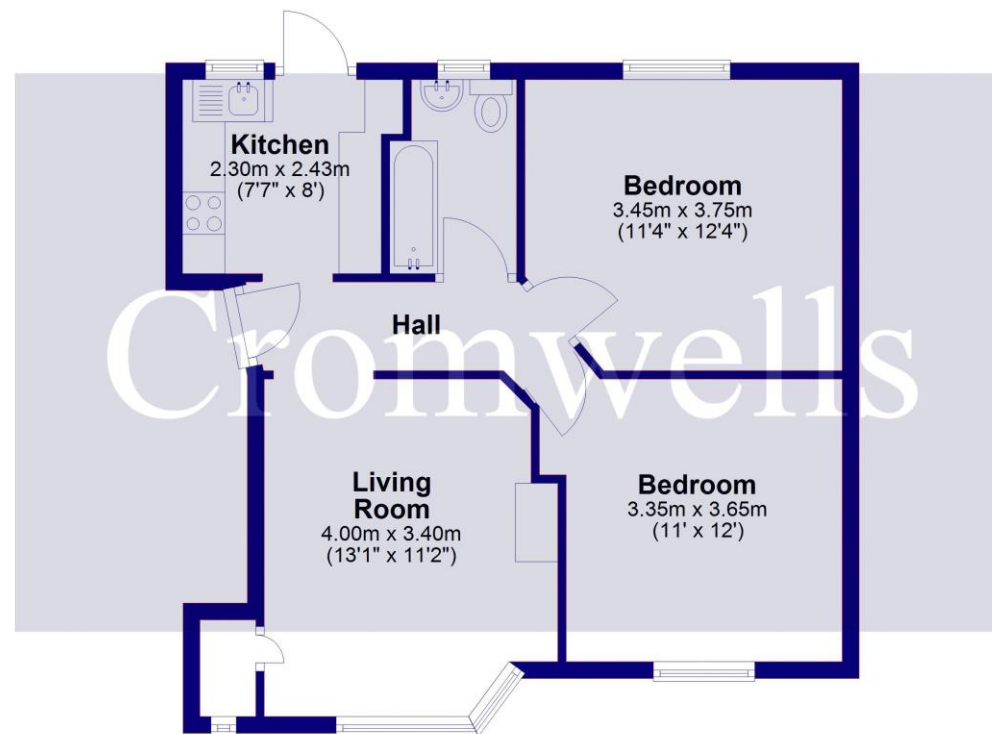
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First Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



Total area: approx. 52.1 sq. metres (560.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

