

Cromwells



D'arcy Road, Sutton, SM3 8NH

Guide Price £650,000 to £675,000

Cromwells are pleased to present this attractive three bedroom, semi detached family home with garage and extensive garden. The property is situated in a quiet residential area close to all the amenities of Cheam Village. These include a variety of shops, restaurants, Cheam Leisure Centre, and the open spaces of Nonsuch Park and Cheam Park on your doorstep. Transport services include West Sutton Station, Worcester Park Station (Zone 4) and Cheam main line railway station, all offering excellent links to Central London. Well regarded local schools include Cheam Park Farm Primary, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School, among others.

EPC Rating D.

Accommodation

The open porch with canopy leads to the attractive front door and onto the spacious entrance hall. This in turn leads to the open plan lounge/diner with wide bay window to the front and patio doors onto the garden. The kitchen also has access to the garden, via a lean to and utility area.

Stairs lead to the first floor landing, two double bedrooms and a good size single, as well as the spacious family bathroom and separate toilet.

Outside

To the front of the property there is a driveway for off road parking. There is also a shared driveway leading through to a detached garage at the rear. The pretty garden is mainly laid to lawn with mature planting to borders and a patio area. It extends to approximately 28 m (90 ft).





Council Tax - E
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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



