

# Cromwells



**Walton Avenue, Sutton, SM3 9UA**  
**£575,000**



**VENDOR SUITED** - Cromwells are pleased to offer this extended 3-bedroom, end of terrace home. The property offers the new owner's scope to improve and extend further subject to planning permission. Currently comprising extended kitchen, sizable lounge/diner, 3 bedrooms, West facing garden, garage and off-street parking with charging point. Located on the popular Park Farm area, in close proximity to all the amenities of North Cheam and Cheam Village including shops, various transport links including bus routes, West Sutton and Cheam train stations along with a selection of sought after schools including Cheam Park primary and Nonsuch High School. Internal viewing highly recommended.

Vendor Suited · Potential to Extend Further (STPP) ·  
West Facing Garden · Driveway with Charging Point

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**Front -**

Block paved drive providing off street parking, electric car charger.

**Porch -**

Double glazed door and window, front door.

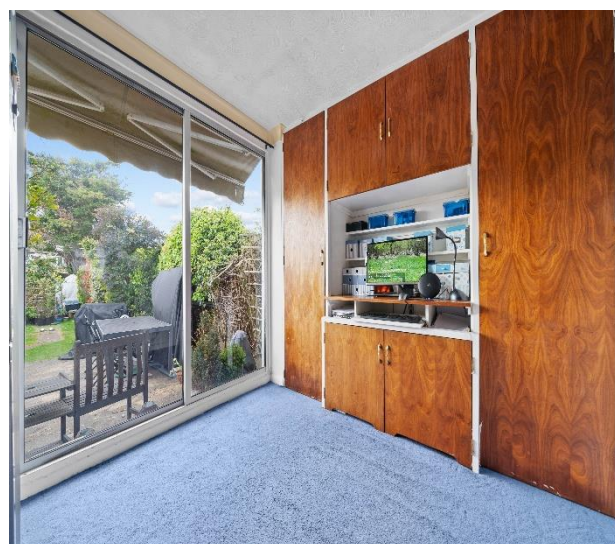
**Hallway -**

Wood effect flooring, double panel radiator, understairs cupboard, further cupboard housing 'Worcester' combination boiler, wall mounted thermostat, stairs to 1st floor landing, door to

**Lounge/Diner -**

**Lounge 13'1" x 11'2" (4.0m x 3.40m)** - Double glazed bay window to front aspect, double panel radiator, carpeted, feature fireplace, archway to

**Diner 10'8" x 11'2" (3.25m x 3.40m)** - Double panel radiator, carpeted, archway to





**Study/Reception Room - 8' 6" x 11' 2" (2.59m x 3.40m)**

Carpeted, double panel radiator, fitted cupboard and desk unit, double glazed doors to garden, archway to

**Kitchen/Breakfast Room - 18' 6" x 5' 11" (5.63m x 1.80m)**

Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl ceramic sink, inset gas hob with extractor above, oven below, space and plumbing for washing machine, dishwasher and tumble dryer, double glazed window to side and rear aspect, double glazed door to garden.

**Stairs to 1st Floor Landing -**

Carpeted, double glazed window to side aspect, loft access (boarded and light) door to

**Bedroom 1 - 13' 1" x 10' 8" (3.98m x 3.25m)**

Double glazed bay window to front aspect, range of fitted wardrobes, carpeted, double panel radiator.

**Bedroom 2 - 10' 8" x 10' 8" (3.25m x 3.25m)**

Double glazed window to rear aspect, range of fitted wardrobes, carpeted, double panel radiator.

**Bedroom 3 - 8' 0" x 6' 3" (2.44m x 1.90m)**

Double glazed window to front aspect, carpeted, double panel radiator.

**Bathroom -**

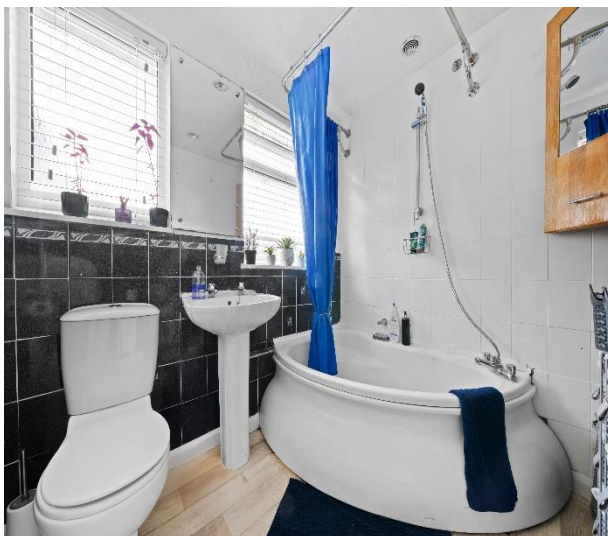
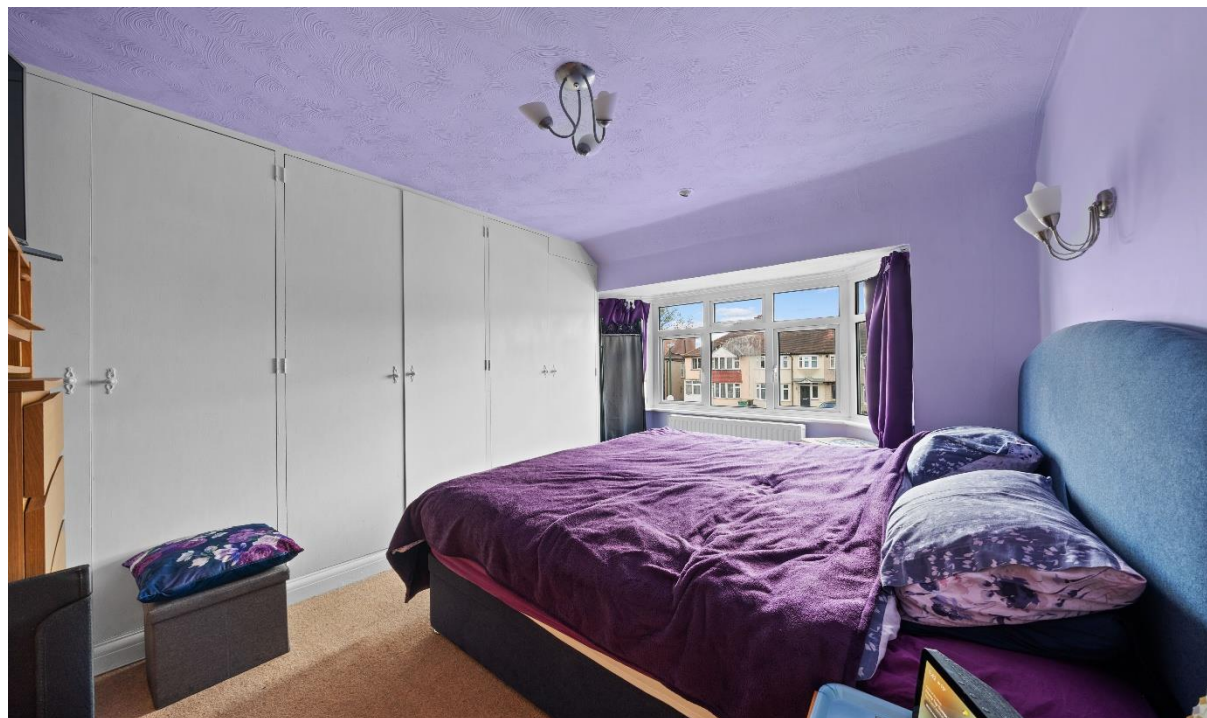
White 3-piece suite comprising corner bath with shower overhead, pedestal wash hand basin, w/c, double panel radiator, part tiled walls, dual double glazed window to side aspect.

**Garden -**

West facing rear garden, patio area leading to lawn. Range of mature shrub and tree borders, shed with light and power, access to garage, side gate.

**Garage -**

Power and light.



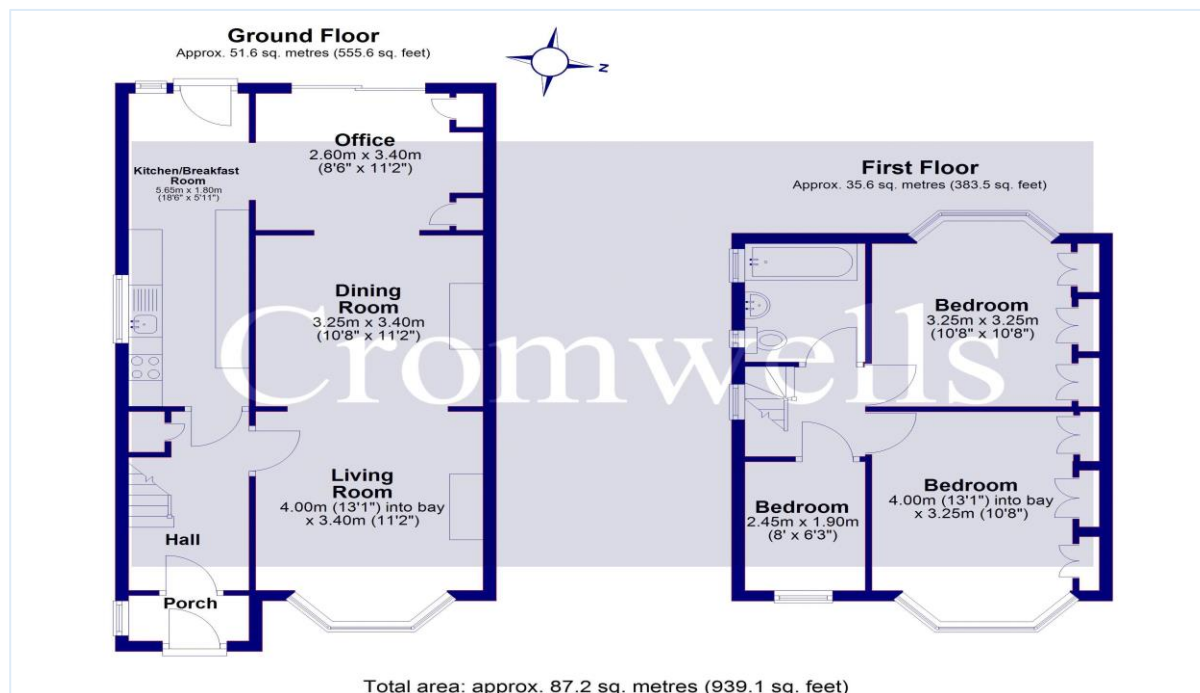
Council Tax - D  
 Tenure - Freehold  
 Square Foot – 939.1 sq.ft (87.2 sq.mt)

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#### Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

