

Cromwells



Kew Crescent, Sutton, SM3 9RT
Offers in Excess of £500,000

Offered to the market is this delightful 3-bedroom, extended end of terrace family home. The property has been lovingly maintained for over 30 years but offers the new owners scope to improve, modernise and extend further subject to planning permission. Currently comprising 2 reception rooms, kitchen, 3 bedrooms, bathroom, pretty garden and driveway. Situated on the popular 'Cheam Park Farm' Estate with close proximity of a selection of local amenities, highly regarded schools including Cheam Park Farm and Cheam Fields along with a selection of transport links. Internal viewing highly recommended.

Potential to Improve and Extend Subject to Planning Permission ·
Park Farm Estate · Driveway · Rear Garden with Side Access

Front -

Block paved drive providing off street parking, flower bed, shared access.

Front Door

Hallway -

Radiator, large cloak cupboard, understairs storage, stairs to 1st floor landing, door to

Lounge - 12' 11" x 11' 10" (3.93m x 3.60m)

Double glazed bay window to front aspect, radiator, carpeted, feature fireplace, sliding doors to

Dining Room - 12' 10" x 11' 10" (3.91m x 3.60m)

Glazed window and doors to breakfast room/family room, radiator, carpeted.

Kitchen - 12' 10" x 6' 3" (3.91m x 1.90m)

Range of wooden wall mounted units with cupboards and drawers below, work surfaces, inset stainless steel sink and drainer, space for oven, space and plumbing for slimline dishwasher and washing machine, wall mounted 'Worcester' boiler, double glazed window to side aspect, doorway to



Breakfast Room - 9' 0" x 15' 1" (2.74m x 4.59m)

Double glazed window and doors to side and rear aspects, skylight, radiator, carpeted, work surface, space for fridge and freezer.

Stairs to 1st Floor Landing -

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

Bedroom 1 - 10' 9" x 11' 10" (3.27m x 3.60m)

Double glazed bay window to front aspect, radiator, carpeted, range of fitted wardrobes and cupboards above.

Bedroom 2 - 13' 0" x 11' 10" (3.96m x 3.60m)

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

Bedroom 3 - 7' 7" x 6' 3" (2.31m x 1.90m)

Double glazed window to front aspect, radiator, carpeted.

Bathroom -

White 2-piece suite comprising panel enclosed bath with electric shower overhead, wash hand basin with storage below, part tiled walls, tiled floor, white towel radiator, double glazed window to side aspect.

W/C -

White w/c, part tiled walls, double glazed window to side aspect.

Garden -

Mainly laid to lawn, paved patio area, mature shrub and plant borders, sheds, pond, tap, side gates.



Council Tax - D
Tenure - Freehold
Square Foot - 996.8 sq ft (92.6 sq ms)

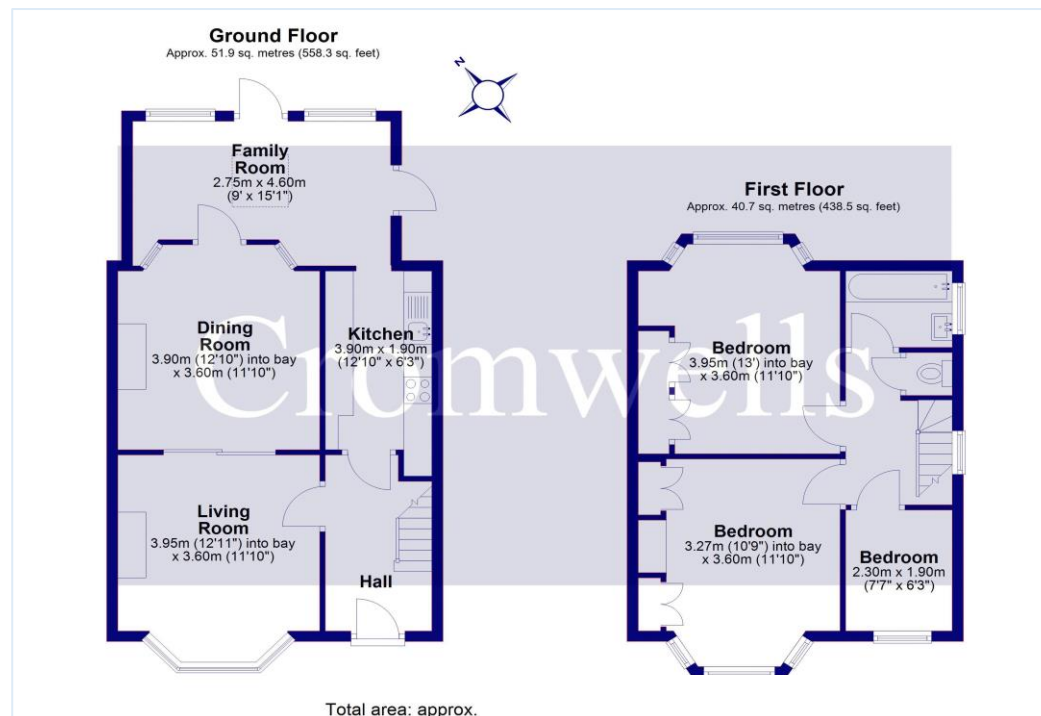
Brabham Court, 45 Central Road
Worcester Park
Surrey
KT4 8EA

020 8337 6603
admin@cromwellswpark.com

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	63 D	
39-54	E		
21-38	F		
1-20	G		

