

Cromwells



**Kew Crescent, Sutton, SM3 9RT**  
**Guide Price £540,000**



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)

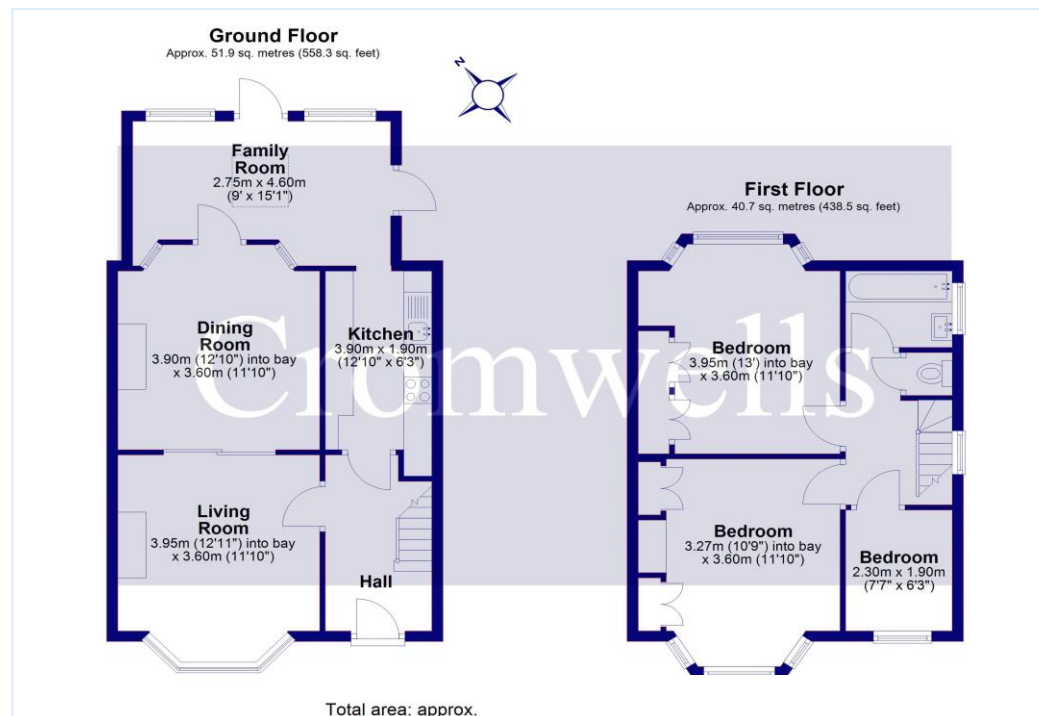
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#### Disclaimer

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

