

Cromwells



Esher Avenue, Sutton, SM3 9AY
£635,000

NO ONWARD CHAIN - Cromwells are delighted to present this modern, refurbished and extended family home. The property has undergone much improvement to offer the new owners 2 reception rooms, modern kitchen, feature panelling, 4 bedrooms, 2 bathrooms, sizeable rear garden, parking and potential to extend further STPP. Located ideally on the sought after Cheam Park Farm estate within great proximity to a selection of schools including Cheam Park Farm, Cheam Village and North Cheam are closely located with a selection of amenities including various bus routes, West Sutton Station & Fairlands park. Internal viewing highly recommended to fully appreciate this property.

No Onward Chain · Modernised Throughout ·
Off Street Parking · Sought After Location

Driveway -

Block paved providing off street parking.

Front Door -

Hallway -

Wood effect flooring, double panel radiator, feature panelling, stairs to 1st floor landing, understairs cupboard.

Reception - 11' 5" x 10' 9" (3.48m x 3.27m)

Double glazed bay window to front aspect, carpeted, double panelled radiator, feature wall niche's.

Kitchen/Diner - 16' 7" x 13' 7" (5.05m x 4.14m)

Range of modern shaker style units, work surfaces, inset stainless steel 1.5 bowl sink, work surfaces, integrated oven with hob and extractor above, space and plumbing for washing machine, wood effect flooring, double panel radiator, double glazed doors to.

Reception - 16' 7" x 9' 3" (5.05m x 2.82m)

Wood effect flooring, double panel, double glazed doors to garden.



Stairs to 1st Floor Landing -

Runner carpet, feature wall panelling, stairs to 2nd floor, wood effect flooring to landing, door to.

Bedroom - 11' 0" x 10' 9" (3.35m x 3.27m)

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

Bedroom - 13' 8" x 9' 4" (4.16m x 2.84m)

Double glazed window to rear, carpeted, double panel radiator.

Bedroom - 9' 1" x 5' 5" (2.77m x 1.65m)

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

Bathroom -

Modern 3 piece comprising freestanding bath with freestanding tap with shower attachment, w/c, pedestal wash hand basin, tiled floor, feature wall panelling, wall mounted radiator.

Stairs to 2nd Floor Landing -

Carpeted.

Bedroom - 16' 3" x 14' 3" (4.95m x 4.34m)

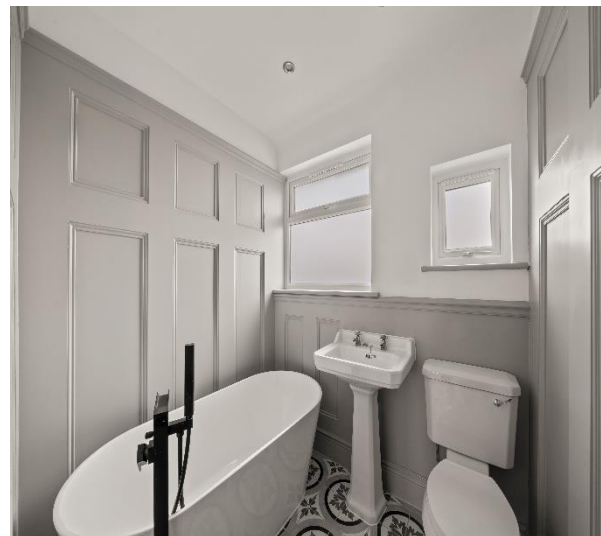
Dg window to rear aspect, Velux windows to front aspect, combination boiler, radiator, door to.

En Suite -

Modern 3 piece suite comprising freestanding shower, pedestal wash hand basin, w/c, tiled walls, double glazed window to rear.

Garden -

Fence enclosed rear garden, sizeable lawn area, decked patio, gated rear access.



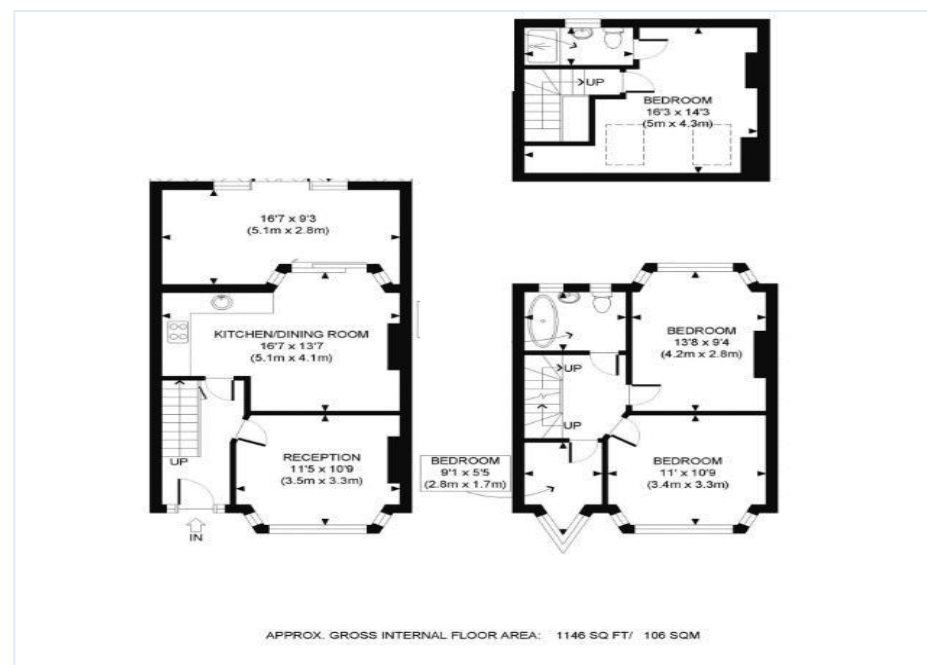
Council Tax - D
Tenure - Freehold
Square Foot - 1146 Sq Ft (106 sq m)

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		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

