

Cromwells



Brocks Drive, Sutton, SM3 9UP

£525,000

This three bedroom family home benefits from off road parking for two vehicles, a rear garden and a detached outbuilding. It is situated on the popular Park Farm Estate, with easy access to the amenities of Cheam Village. There are shops, restaurants, gyms, other leisure facilities, open spaces and transport links. Cheam mainline railway station offers excellent services into Central London.

Well regarded local schools include Cheam Park Farm Primary, Cheam High School, Nonsuch High School for Girls and Sutton Grammar.

EPC rating D.

Accommodation

On the ground floor an enclosed entrance porch leads to the hallway and onto the open plan living/dining room and the extended fitted kitchen. The reception room has a bay window to the front and a bay window to the rear, with double doors leading to the garden. The kitchen also has a door to the garden.

Upstairs the landing leads to two double bedrooms, with bay windows and fitted wardrobes, a single bedroom and the family bathroom.

Outside

To the front of the property there is a driveway for the off road parking of two vehicles. The rear garden is mainly laid to lawn with patio areas and a detached outbuilding at the rear, formerly a garage.





Council Tax - D
Tenure - Freehold

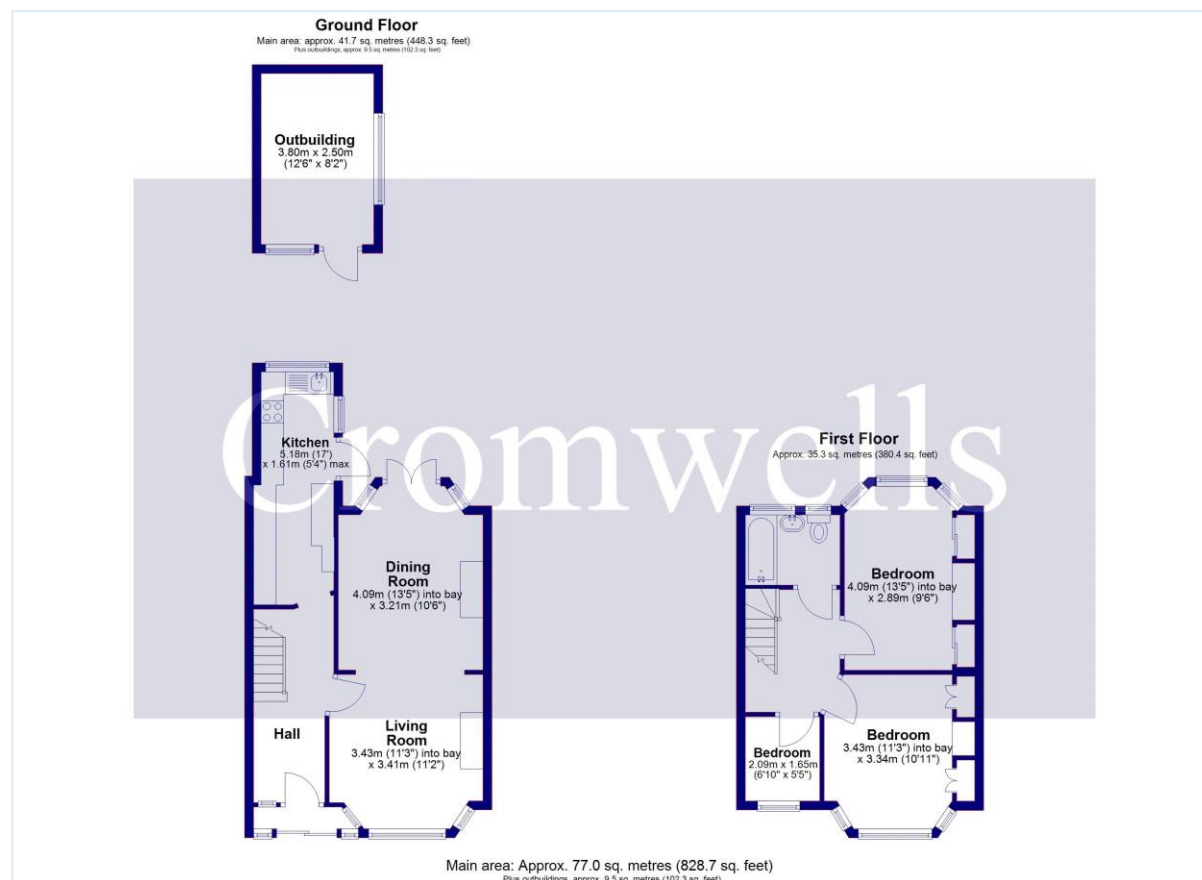
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

