

Cromwells



Marlow Drive, Sutton, SM3 9AZ

£530,000

Cromwells are pleased to offer this three bedroom family home with the added benefits of a detached double garage with rear access, off street parking and a good size rear garden.

It is situated in a desirable and convenient location in the Cheam Park Farm estate, close to the amenities of North Cheam, while the popular Cheam Village and Sutton Town Centre are easily accessible. There are shops, restaurants, gyms, other leisure facilities and transport links. West Sutton, Cheam and Sutton mainline railway stations all have excellent services into Central London, and buses link to Morden Underground Station on the Northern Line.

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

EPC rating C. No Onward Chain.

Accommodation

An enclosed entrance porch leads to the hallway and onto the spacious open plan reception room with bay window to the front. Double doors lead to the good size fitted kitchen, which in turn has double doors to the rear garden.

There is also a downstairs cloakroom on the ground floor.

Upstairs there are two double bedrooms with bay windows and a single bedroom. All bedrooms have fitted wardrobes. A family bathroom completes the accommodation.

Outside

To the front of the property there is a drive for off street parking. To the rear there is a garden with decking areas, a lawn and a detached double garage with rear access.





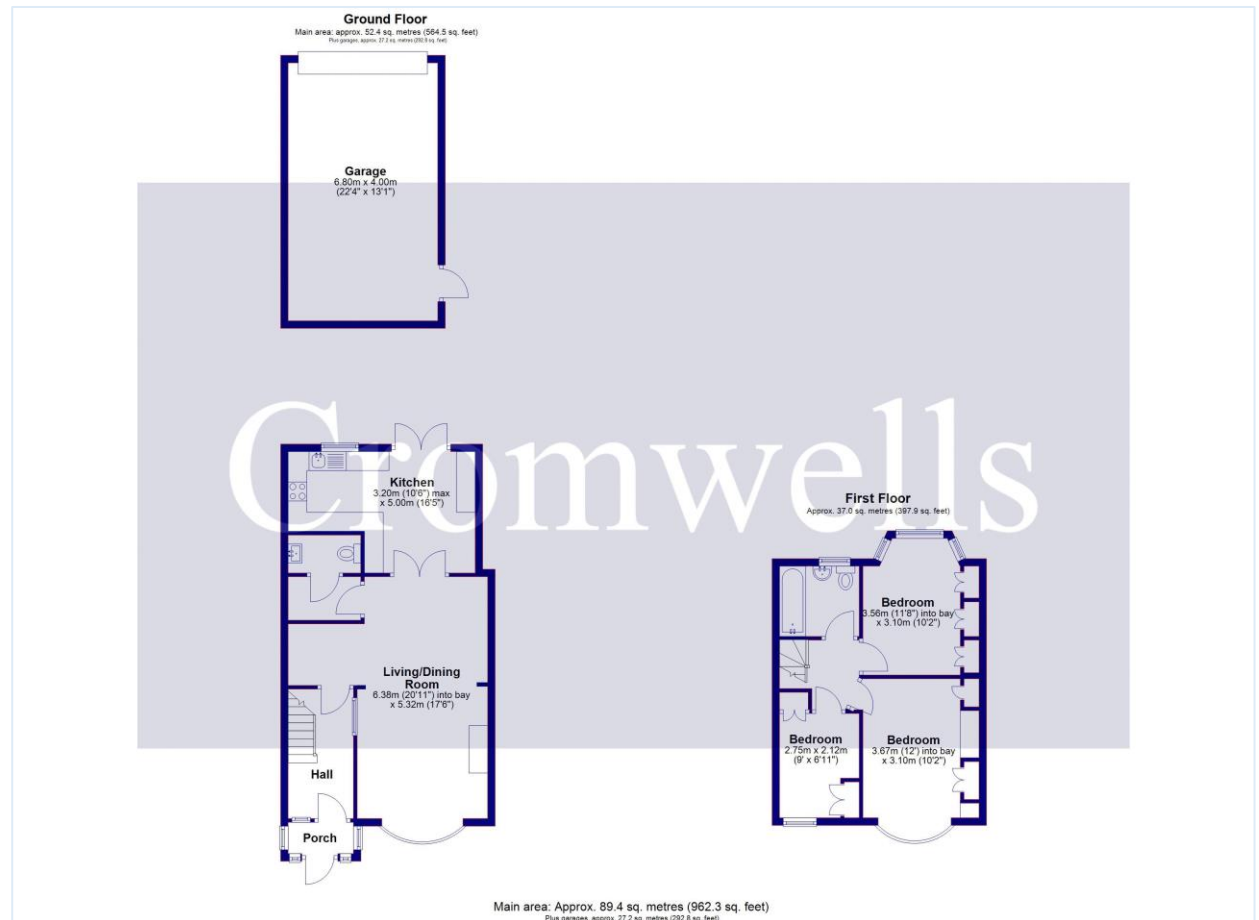
Council Tax - D
 Tenure - Freehold
 962 Sq Ft + garage of 298 Sq Ft

54-56 High Street
 Cheam Village
 Surrey
 SM3 8RW

02086 424249
 admin@crowmellscheam.co.uk

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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



