

Cromwells



St. James Avenue, Sutton, SM1 2TQ

£625,000

This three bedroom, semi detached, family home has off road parking for two vehicles and a low maintenance rear garden.

It is situated in a convenient and popular location, a short walk from West Sutton mainline railway station, with excellent services into Central London. It is also close to the amenities of both Cheam Village and Sutton town centre, including a variety of shops, restaurants, gyms, other leisure facilities and transport links.

For football fans the Sutton United Football Club is nearby.

Well regarded local schools include Cheam Fields Primary Academy, Robin Hood Primary Schools, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School.
EPC rating D.

Accommodation

On the ground floor the hallway leads to the front reception room with bay window, the rear reception room with sliding doors to the rear garden, and the fitted kitchen, also with a door to the rear garden.

Upstairs there are two good size double bedrooms, a single bedroom and the family bathroom.

Outside

To the front of the property there is off road parking for two vehicles.

The rear garden is mainly paved and has some planting beds. There is a garden shed.





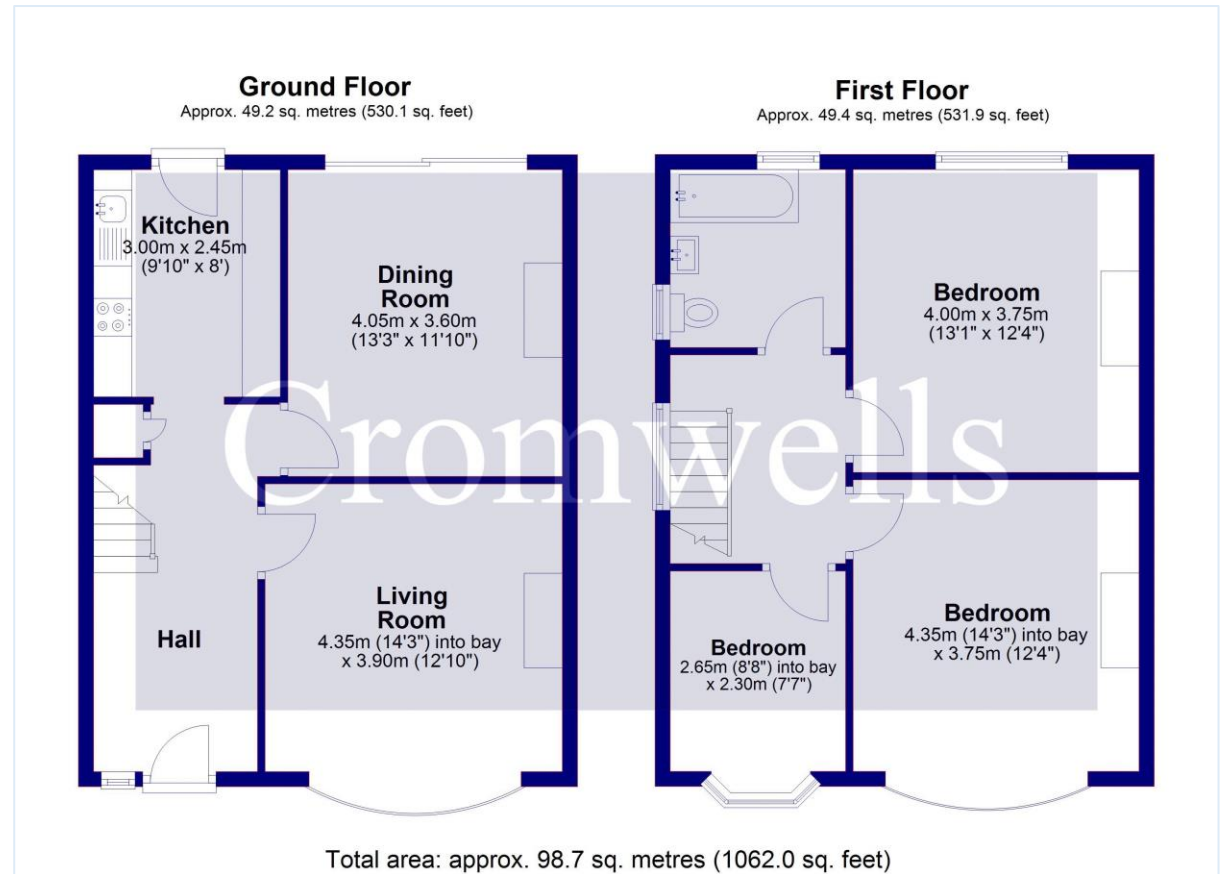
Council Tax - E
 Tenure - Freehold
 Approx 1062 sq foot (98.6 sq metres)

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 Surrey
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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	67 D	
39-54	E		
21-38	F		
1-20	G		

