

Cromwells



Village Row, Sutton, SM2 6JZ

Guide Price £450,000

Cromwells are pleased to offer this two double bedroom family home with allocated parking space and garden. It is situated within a popular culs de sac, in a convenient location with easy access to the amenities of both Cheam Village and Sutton Town Centre. There are shops, restaurants, gyms, other leisure facilities and good transport links. Both Cheam and Sutton mainline railway stations are easily accessible.

Well regarded local schools include Devonshire Primary, Avenue Primary Academy, Overton Grange School, Nonsuch High School for Girls, Sutton Grammar and Sutton High School.

Accommodation

On the ground floor a recessed entrance porch, with storage cupboard, leads through to the reception room, with bay window to the front and a storage cupboard. The kitchen/diner to the rear has a fitted kitchen and a window and double doors to the rear garden.

Upstairs there are two good size double bedrooms. one with built in cupboard, and the family bathroom.

Outside

To the front of the property there is a paved garden area with shrub planting. The rear garden has a patio area and is mainly laid to lawn with mature planting beds and a garden shed.

There is an allocated parking space.





Council Tax - D
Tenure - Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

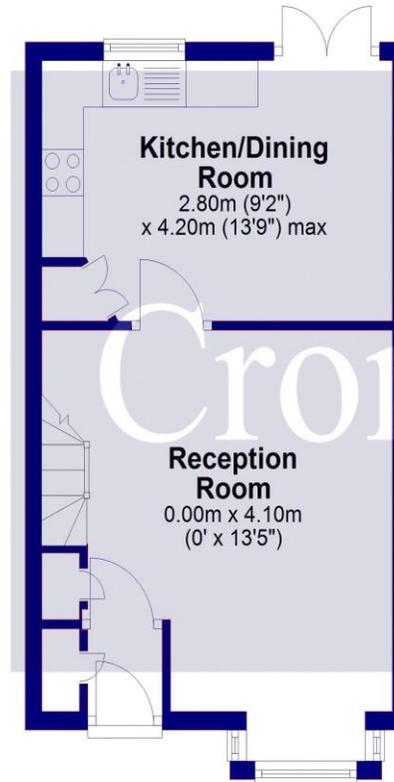
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Disclaimer

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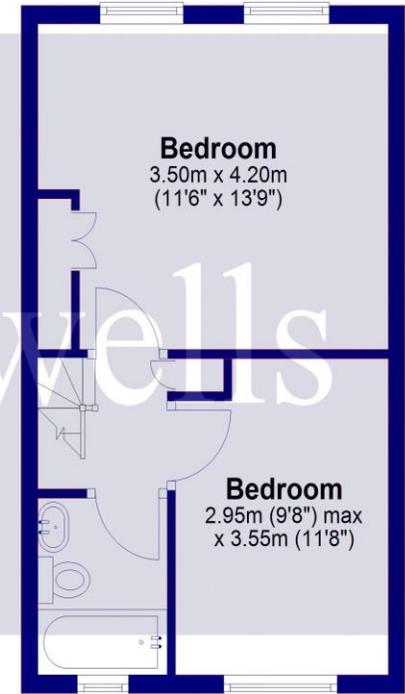
Ground Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.6 sq. feet)



Total area: approx. 60.1 sq. metres (647.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

