

Cromwells



Marlow Drive, Sutton, SM3 9AZ

Offers in Excess of £500,000

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.





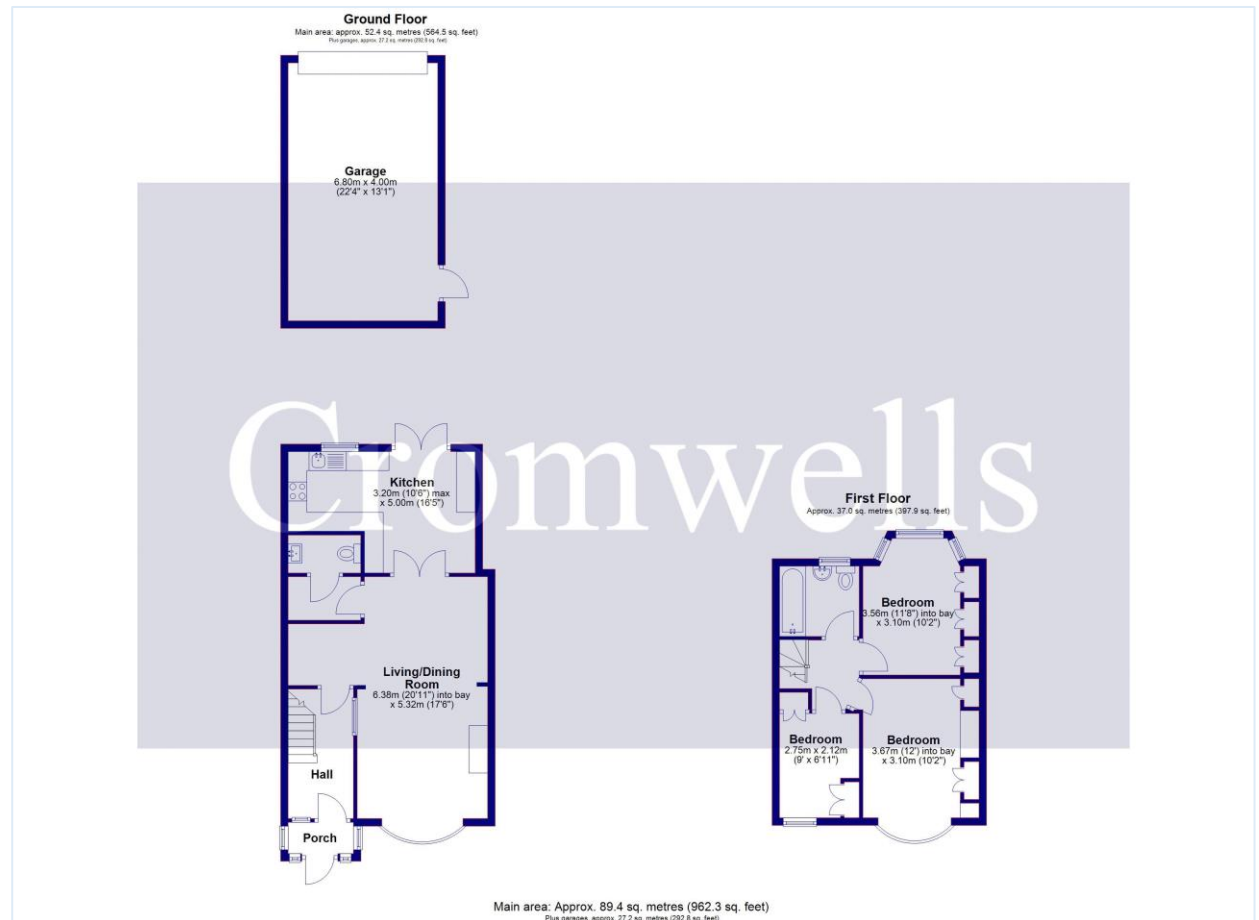
Council Tax - D
 Tenure - Freehold
 962 Sq Ft + garage of 298 Sq Ft

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Disclaimer

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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		



