

Cromwells



**Priory Road, Sutton, SM3 8LY**  
**Guide Price £415,000**

This three bedroom family home with off road parking and rear garden has excellent scope to extend, subject to planning permission. It is situated in a popular tree lined road, close to the amenities of North Cheam and Cheam Village, including a variety of shops, restaurants, gyms, parks and transport facilities. Both West Sutton and Cheam mainline railway stations are close by, with excellent links into Central London. Bus routes link to Morden Town Centre and Underground Station on the Northern Line. Well regarded local schools include Cheam Fields Primary Academy, Cheam High School and Nonsuch High School for Girls. No Onward Chain.

Excellent Location · 3 Bedrms ·  
2 Reception Rooms · Kitchen

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**Accommodation -**

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

Stairs lead to the first floor landing and onto the two good size double bedrooms, the single bedroom, the bathroom and a separate wc.

**Outside -**

In the front of the property a driveway with off road parking for two cars. The good size rear South West garden is laid to lawn.





Council Tax - E  
 Tenure - Freehold  
 Square Foot - approx.. 1,022.1 (95 sq ms)

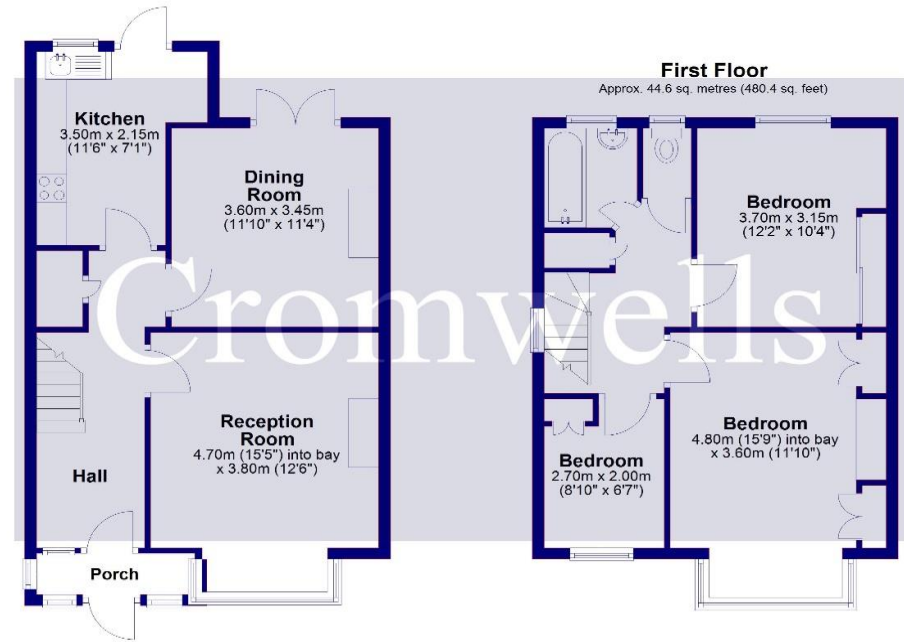
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Disclaimer

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**Ground Floor**  
 Approx. 50.3 sq. metres (541.7 sq. feet)



Total area: approx. 95.0 sq. metres (1022.1 sq. feet)  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

