

Cromwells



Manor Road, Sutton, SM2 7AG

Offers in Excess of £1,100,000

Cromwells are pleased to offer this substantial 4/5 bedroom detached family home offering spacious and flexible accommodation. It has the added benefits of an extensive driveway for the off road parking of several vehicles, a good size landscaped rear garden with swimming pool, an additional courtyard garden and a detached double garage/games room. The home is situated within the desirable residential location of South Cheam, close to the amenities of Cheam Village. There are shops, restaurants, gyms, other leisure facilities, the green open spaces of Cheam Park and Nonsuch Park, as well as excellent transport links into Central London. Cheam mainline railway station is a short walk away. Well regarded local schools include Avenue Primary Academy, Cuddington Croft Primary School, Nonsuch High School for Girls, Sutton Grammar School and Cheam High School.

The property is available with No Onward Chain. EPC rating D.

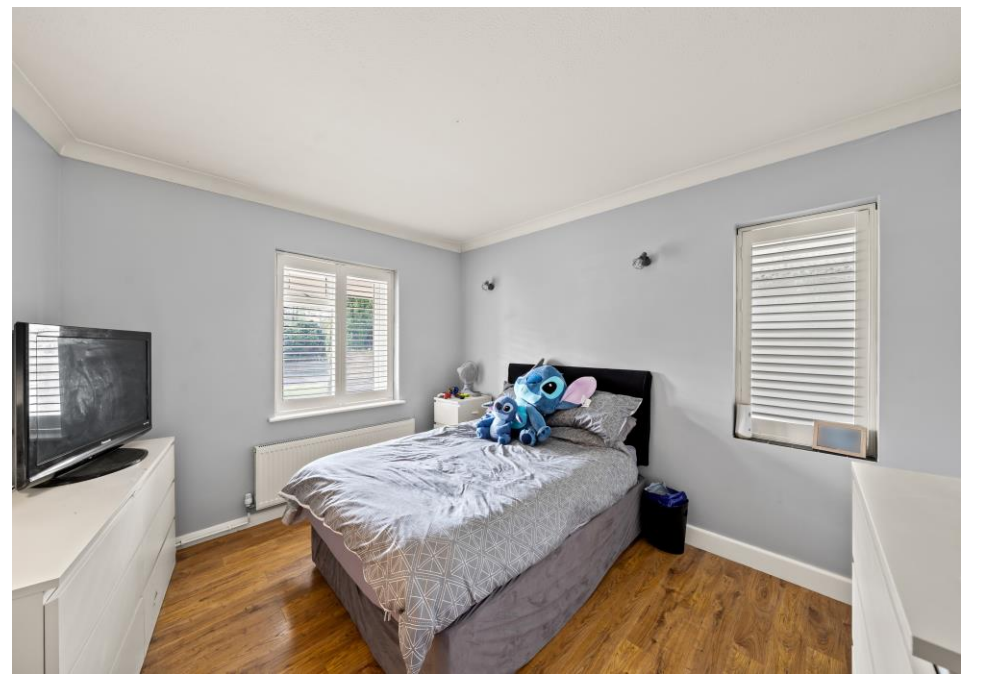
#### **Accommodation**

The ground floor has very generous living accommodation, including the spacious hallway, the large and bright front reception room with archway to the characterful dining room and double doors to a secluded courtyard garden. There are two further reception rooms, one in use as a home office with double doors to the rear garden, the other currently in use as the fifth bedroom, a double. The modern fitted kitchen/breakfast room with larder has been recently fitted, as has the downstairs shower room. Upstairs there are four further bedrooms, all with fitted wardrobes/cupboards. One of the bedrooms is a single, the rest are good size doubles, including the large master bedroom with en suite bathroom. A further family bathroom completes the accommodation.

#### **Outside**

The front garden has a large driveway for the off road parking of several vehicles and access to the detached double garage with electric door. The electric vehicle charging point will remain. There is a secluded courtyard garden between the garage and main house. The landscaped rear garden has a lawn, paved areas for sitting out and entertaining, plus a kidney shaped swimming pool to enjoy.





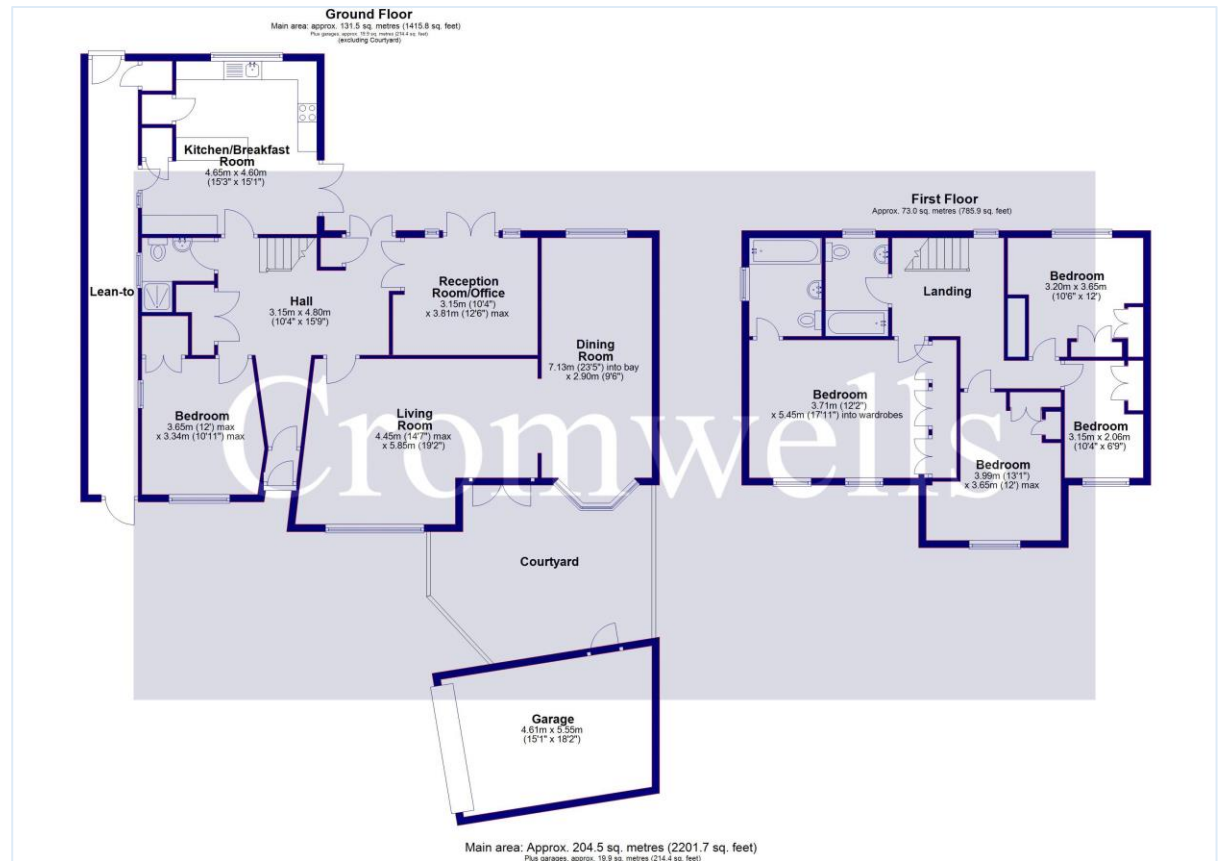
Council Tax - G  
 Tenure - Freehold  
 131.5 sq.m. 1415.8 sq.ft.

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

