

# Cromwells



**Alberta Avenue, Sutton, SM1 2LQ**

**Offers in Excess of £330,000**

Cromwells are pleased to offer this two double bedroom ground floor maisonette with private garden, backing onto open parkland, situated in a popular residential location within easy walking distance of all the amenities of Cheam Village, including a variety of shops, restaurants, gyms, open spaces and transport links.

Both Cheam and West Sutton main line railway stations are close by, with excellent services into Central London. There are also several well regarded schools nearby, including Cheam Park Farm Primary, Cheam High School and Nonsuch High School for Girls.

No Onward Chain

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### **Accommodation**

An entrance hall leads to the lounge/diner with bay window, the fitted kitchen, two good size double bedrooms and the modern family bathroom.

### **Outside**

There is a private rear garden with patio area and parkland beyond.





Council Tax - B  
Tenure - Leasehold

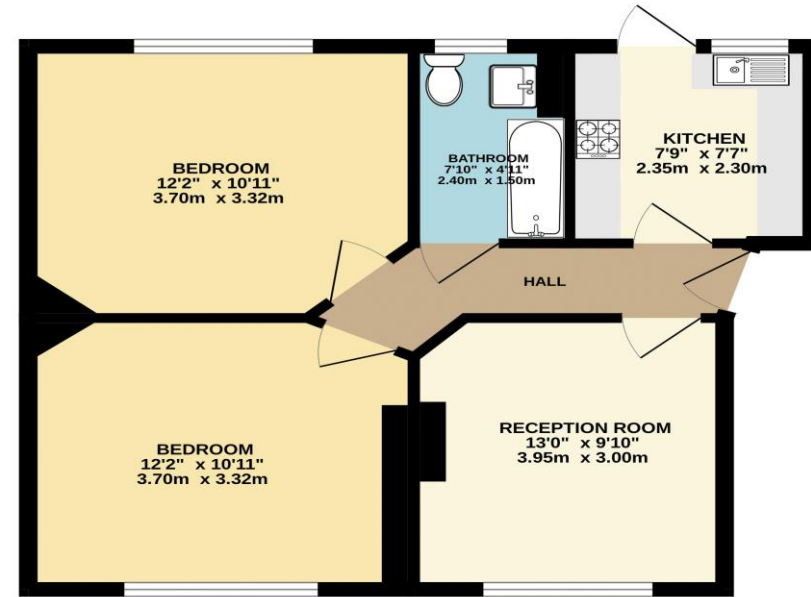
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Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

