

Cromwells



Priory Avenue, Sutton, SM3 8LX

£625,000

This good size three bedroom family home has off road parking, a garage, large south facing rear garden and scope to extend, subject to planning permission. It is situated in a desirable residential location close to all the amenities of Cheam Village, including a variety of shops, restaurants, gyms, open spaces and transport links. Sutton Town Centre and Worcester Park are also easily accessible. Both Cheam and West Sutton mainline railway stations are close by, offering excellent services into Central London. There are several well regarded local schools, including Cheam Fields Primary Academy, Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls. EPC rating E. No Onward Chain.

Accommodation

The spacious ground floor accommodation includes the hallway, the large front reception room with bay window, the good size rear reception room with sliding patio doors and the fitted kitchen with window overlooking the rear garden. There is also a utility area with access to the garden and a downstairs wc. Stairs lead to the first floor landing and to the two large double bedrooms, a single bedroom, the family shower room and a separate wc. Both double bedrooms have built in wardrobes, while that to the front also has a large wide bay window.

Outside

To the front of the property there is a drive for off road parking, leading to the garage, as well as a grassed garden area with planted borders. The rear garden extends to some 75 ft, is south facing, has a patio area and is mainly laid to lawn with mature planting to borders.





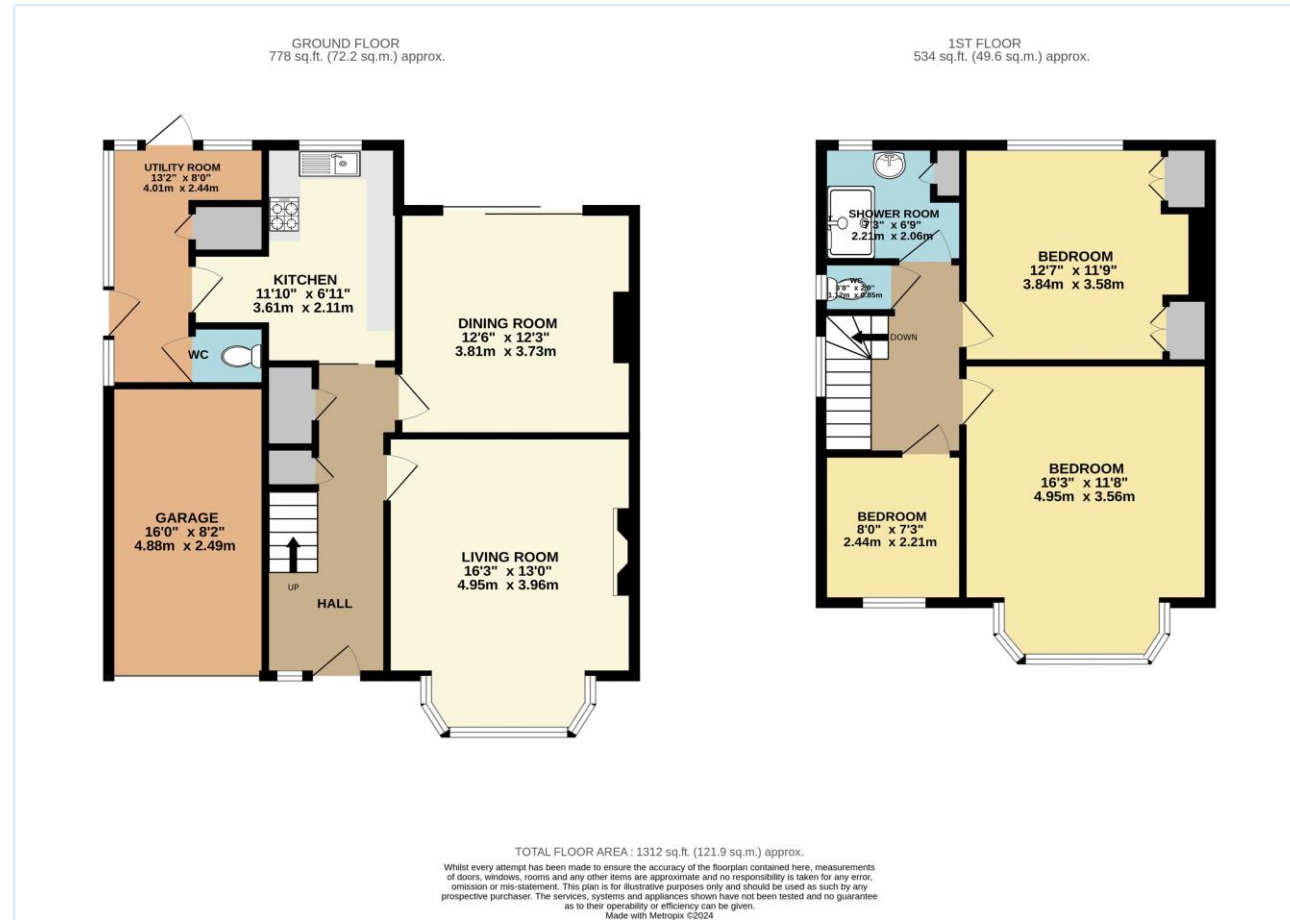
Council Tax - E
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



