

Cromwells



Priory Avenue, Sutton, SM3 8LX

Offers in Excess of £675,000

This extended four bedroom family home, in need of some updating, 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 is 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 Park Farm Primary, Cheam High School and Nonsuch High School for Girls.
EPC rating D. No Onward Chain.

Accommodation

A glazed entrance porch leads to the hallway and onto the double aspect through lounge and conservatory, the kitchen diner with access to the rear garden and the downstairs WC. A door leads from the kitchen into the integral garage.

Stairs lead to the first floor landing and onto the four bedrooms, including two large doubles, the family bathroom and a shower room.

Outside

There is off road parking to the front, together with an integral garage.

A side access leads through to the rear garden which is mainly laid to lawn with mature shrub planting.





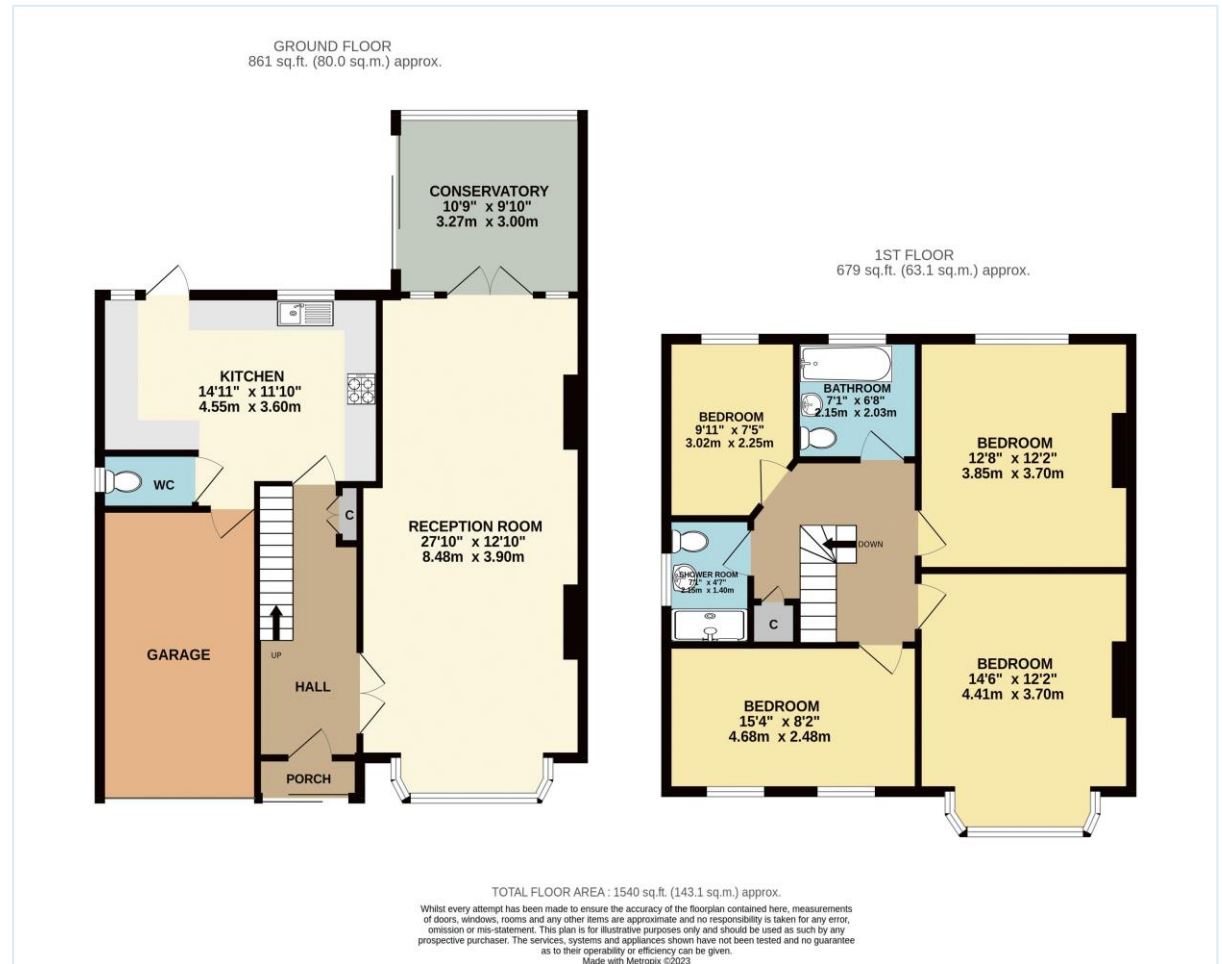
Council Tax - E
Tenure - Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

02086 424249
admin@cromwellscheam.co.uk

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

