

Cromwells



Norman Road, Sutton, SM1 2TA

£575,000

Cromwells are pleased to offer this three bedroom family home with garden, garage and scope to extend subject to planning permission.

It is situated in a convenient residential location, with easy access to the amenities of both Sutton Town Centre and Cheam Village, including a variety of shops, restaurants, gyms, other leisure facilities and transport links. West Sutton mainline railway station is a short walk away, with excellent services into Central London.

Well regarded local schools include Robin Hood Junior School, Nonsuch High School for Girls and Sutton Grammar School for Boys.
EPC rating D.

Accommodation

An open porch leads to the hallway, with storage cupboards, and onto the front reception room with bay window and feature fireplace, the rear reception room with patio doors to the rear garden, and the fitted kitchen with window and door also leading to the garden.

Upstairs the landing leads to two double bedrooms, one with bay window and fitted wardrobes, the single bedroom, the family bathroom and a separate w.c.

Outside

There is a front garden and a rear garden with patio area and pergola, mainly laid to lawn with a garden shed and greenhouse.
There is also a garage in a block very close by.





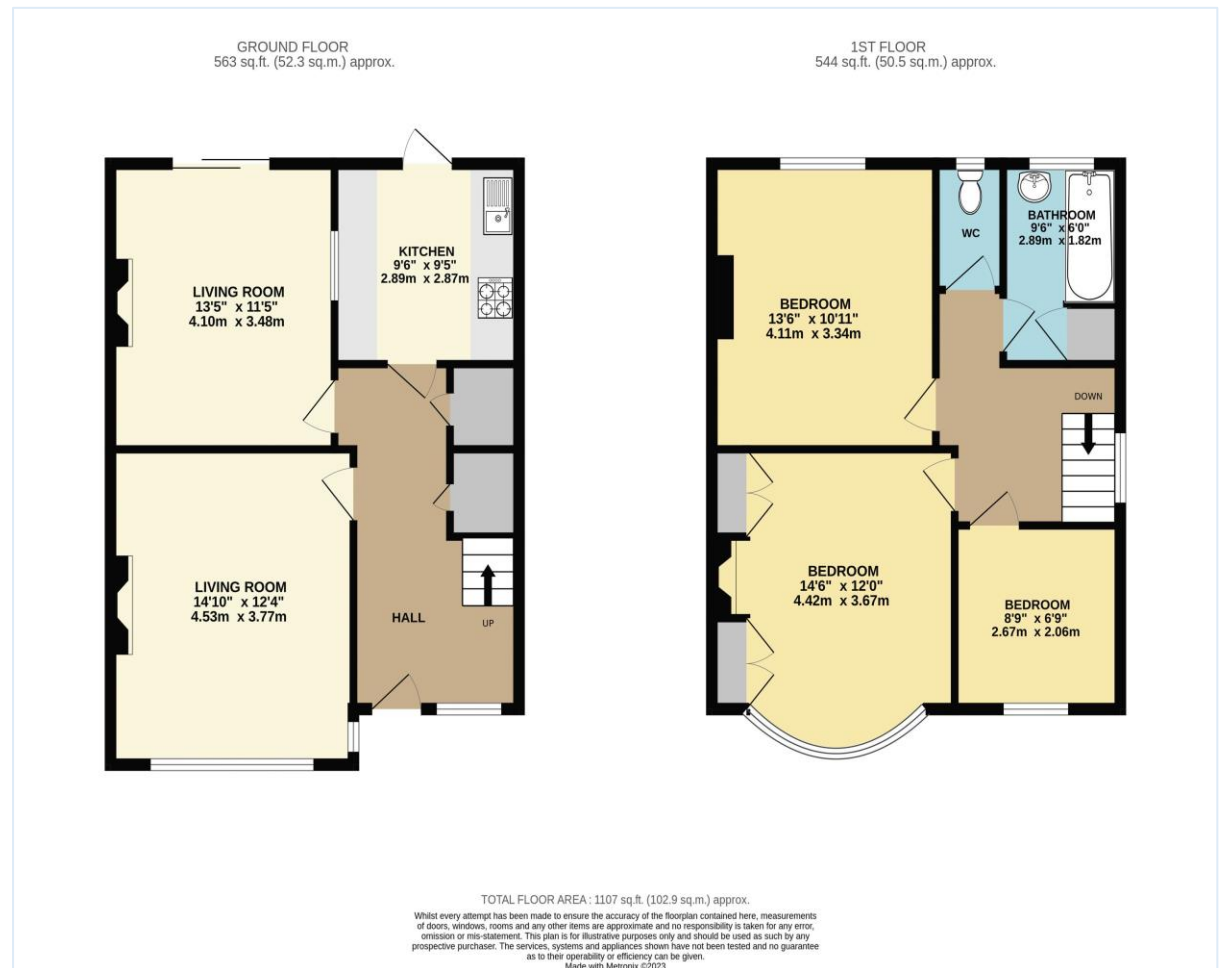
Council Tax - E
Tenure - Freehold

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Disclaimer

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TOTAL FLOOR AREA: 1107 sq.ft. (102.9 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



