



Wordsworth Drive, Sutton, SM3 8HF

Offers in Excess of £650,000

This superbly presented three bedroom family home is set within a much sought after location, within easy reach of Cheam Village with its array of shops, restaurants and transport links, including Cheam mainline rail Station. The property is within easy walking distance to Cheam Park and Nonsuch Park as well as numerous well regarded Schools.

Sought after Location · Three Bedrooms ·
Two Receptions · Modern Family Bathroom

Accommodation

Features on the ground floor include an entrance porch, two good sized reception rooms, and fitted kitchen. Upstairs there are two double bedrooms and one single bedroom, together with a modern fitted shower room.

Outside

The property benefits from a good size garden extending to approximately 70ft with patio area, garage and driveway to the front of the property. There is potential to extend subject to planning permission.





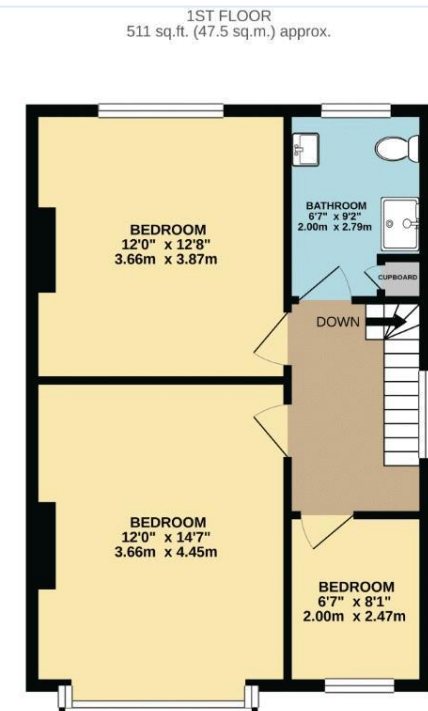
Council Tax - E
Tenure - Freehold

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Disclaimer

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TOTAL FLOOR AREA: 1003 sq.ft. (93.1 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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

