



30 Albert Road, Sutton, SM1 4RX

£2,300



Cromwells  
ESTATE AGENTS



## 30 Albert Road, Sutton, SM1 4RX

A chance to move into a spacious three bedroom, two bathroom extended house with large kitchen/breakfast/dining room, downstairs and upstairs shower room, easily maintained garden and off street parking. Available immediately.

Accommodation

Hallway

Lounge

Dining Room

Kitchen Diner

Downstairs Shower Room

Stairs to First Floor Landing

Bedroom 1

Bedroom 2

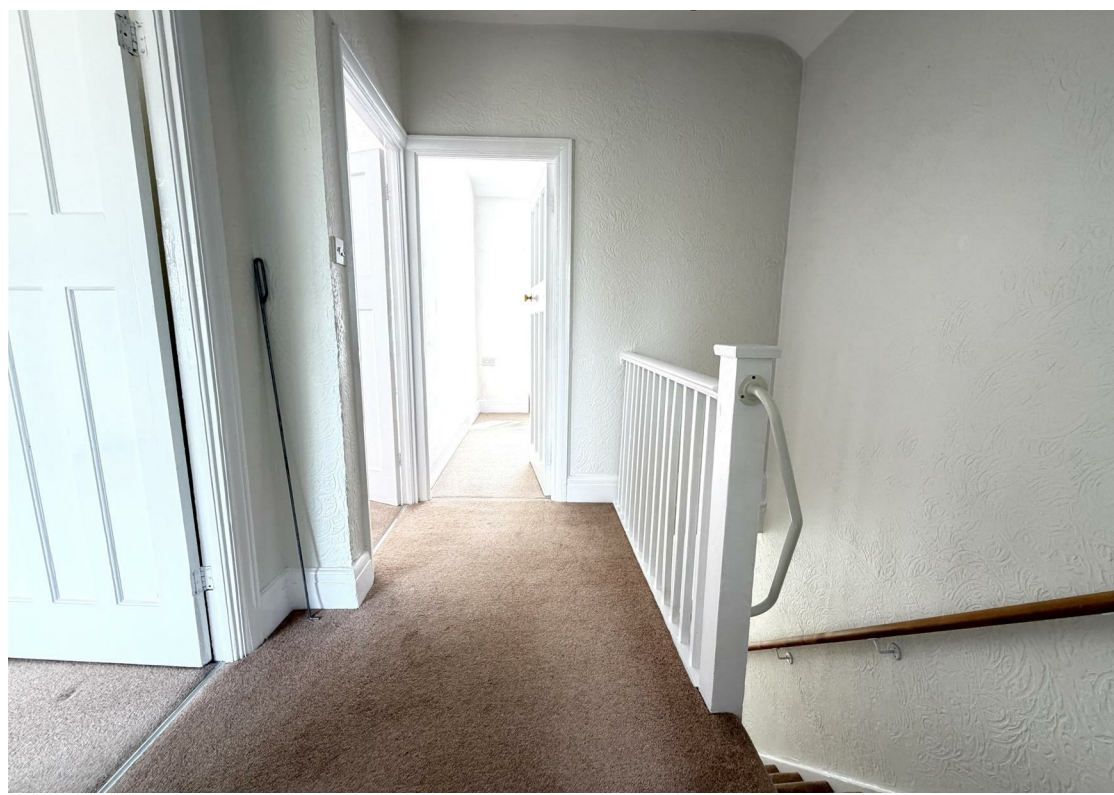
Bedroom 3

Family Shower Room



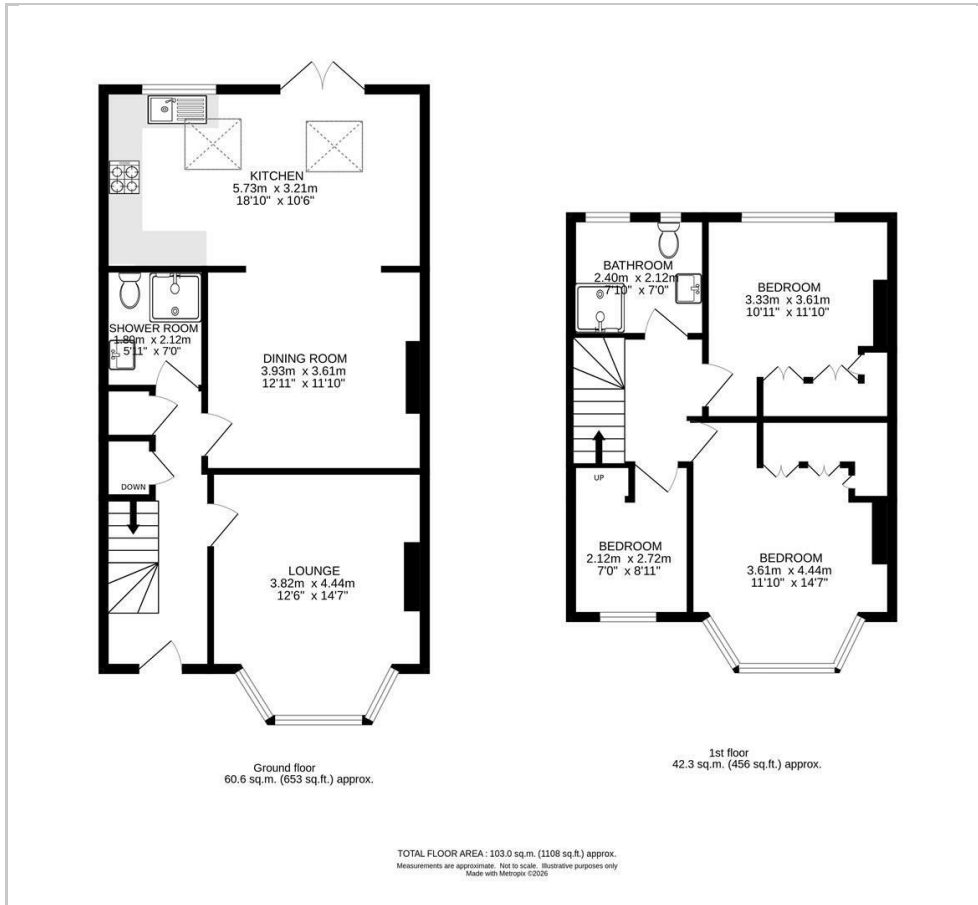








## Floor Plan



## Additional Information

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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