

57 Priory Crescent, Cheam, Sutton, SM3 8LR

Offers in Excess of: £570,000

Freehold

EPC Rating D - Council Tax Band D





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Situated in a popular residential road just a walk from Cheam Village and mainline station as well as well regarded schools, this rarely available chalet style house offers well proportioned flexible accommodation.

Internally the property offers three bedrooms, two reception rooms, a separate kitchen, bathroom and WC. Outside there is off street parking to the front and a rear garden with patio area and garage to the rear.

The property offers plenty of room for extension, subject to the usual planning consents.



Front

Paved driveway offering off street parking and paved path to front door.

Entrance Hall

Double glazed frosted front door and adjoining windows, radiator.

Front Reception Room

Front aspect double glazed window, fireplace with brick surround, double radiator.

Rear Reception Room/Dining Room

Double glazed sliding doors, under stairs cupboard housing meters and fuse box, double radiator.

Bedroom

Angled double glazed window to front aspect, radiator.

Kitchen

Double glazed door to rear, side aspect double glazed window, range of wall and base units with roll top granite effect work tops, ceramic sink with drainer and mixer tap, built in Bosch dishwasher, built in oven, electric hob and extractor hood and light, space and plumbing for washing machine, tiled splashback, vinyl flooring.





Landing

Doors to bedrooms.

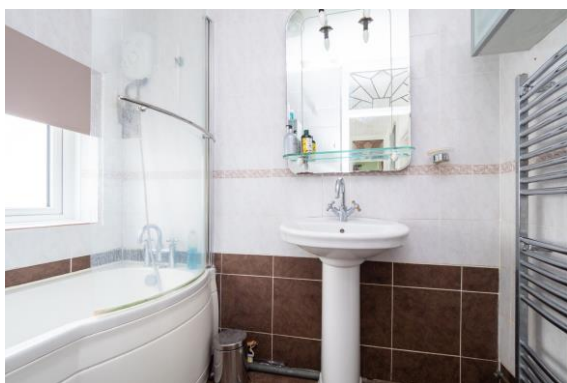
Bedroom

Rear aspect double glazed window, radiator, built in storage cupboard.

Bedroom

Front aspect double glazed circular window, radiator.





Bathroom

Side aspect double glazed frosted window, shower bath with mixer taps, pedestal wash hand basin, fully tiled walls, chrome heated towel rail.



Lavatory

Side aspect double glazed frosted window, part tiled walls, low flush WC.





Garden

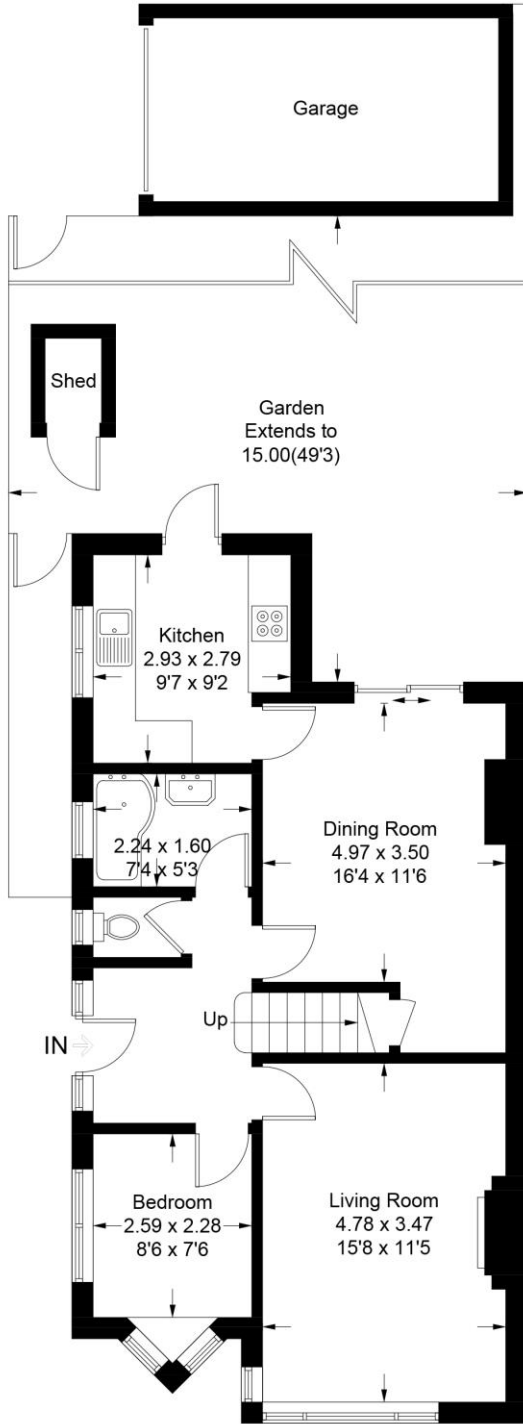
Paved patio area, mostly lawned, gate to front of the property and gate to rear giving access to garage.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

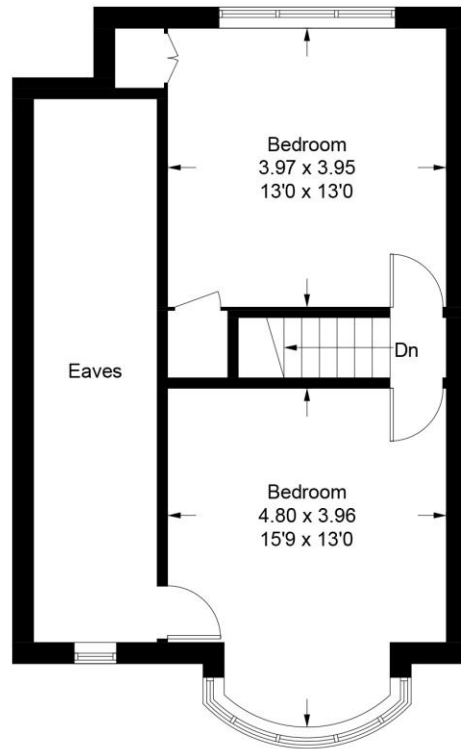
Your View...

Priory Crescent

Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft
(Excluding Garage / Shed / Eaves)



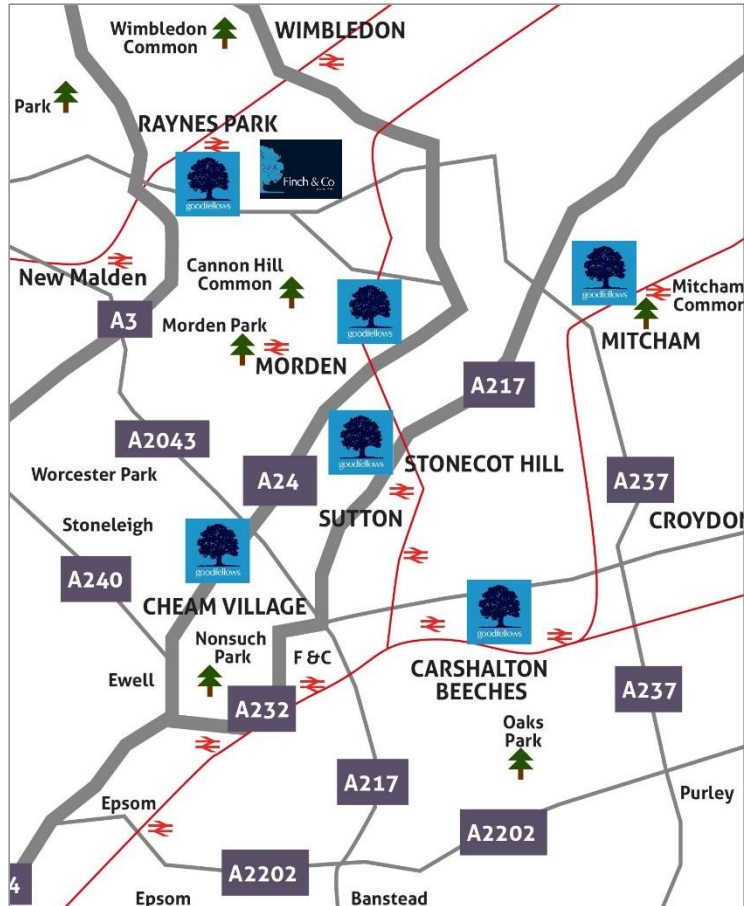
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID952784)

Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

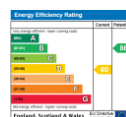
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For full EPC please contact the branch