

7A Carlton Crescent, Cheam, Sutton, SM3

Offers Over: £475,000

Freehold





Carlton Crescent, Cheam, Sutton, Surrey

Offers Over: £475,000

Location, location, location..... This somewhat unique 3 double bedroom, 2 washroom end of terrace family home, set over three floors, is located within the preferred cul-de-sac end of this popular residential crescent within the much sought after Cheam Park Farm development. Located between two main arterial A roads providing convenient access into London as well as midway between the thriving town centres of Cheam Village and Worcester Park which offer a wide variety of amenities and services as well as transport options such as West Sutton and Cheam train stations and numerous bus routes. The rarely found blend of convenience and peace and tranquillity is offered in abundance courtesy of the many nearby parks and recreational expanses at Nonsuch Park, Cheam Park and Fairlands Park to name but a few. In addition, the property provides the opportunity to live within the catchment area of both Primary and Secondary schools which have been awarded the highly coveted 'Outstanding' Ofsted rating adding to the already high demand for properties within this location.



Boasting the following bright, airy and spacious accommodation with an open plan lounge/kitchen/breakfast room and cloakroom to the ground floor, a double bedroom and a shower room and two further double bedrooms and another shower room on the second floor. Externally the property further benefits from private front and rear gardens, the front of which provides off street parking for two cars and the rear has a lovely, secluded feeling offering a quiet setting to enjoy. Whether it the rarity of three double bedrooms and washrooms or the current on trend topic of having the opportunity of having a suitable space to work from home that is required, this property truly does tick all of the boxes and really must be viewed to be fully appreciated.

Front Garden

Front garden hard land providing off street parking for two cars and path leading to the contemporary composite front door which opens to the:

Entrance Hall

With numerous double glazed windows to the front elevation, cupboard housing gas meter, ceramic tiled floor and opaque double glazed doors opening to the:

Lobby

With stairs up to the first floor, radiator opaque double glazed windows to the front elevation, parquet wood flooring and door opening to:

Dual Aspect Open Plan Lounge / Kitchen / Breakfast Room

Lounge Area

With a double glazed bay window to the front elevation with stained glass leaded light fan lights and fitted bespoke plantation shutters, double radiators, under stairs storage utility cupboard, fitted feature wood burning fire set against a natural stone backing with matching hearth power points, two opaque double glazed arched feature windows to the side elevation with fitted bespoke plantation shutters, picture rail ceiling coving, parquet wood flooring and threshold with opening to:





Kitchen/Breakfast Room Area

With a range of base and wall mounted eye level matching units, work surfaces, stainless steel sink with single drainer and accompanying mixer tap, part tiled wall. fitted electric oven, fitted gas hob, fitted extractor hood, integrated fridge/freezer, integrated dryer/washer, wall mounted Vaillant combination boiler, power points, double glazed window to the rear elevation looking out to the private rear garden, breakfast bar, opaque double glazed door to the rear elevation with fitted bespoke plantation shutters, laminate wood flooring and door opening to:



Cloakroom

With low level WC wash hand basin set atop a vanity unit with accompanying mixed tap, partly tiled wall, opaque double glazed window to the rear elevation, radiator and laminate wood flooring.

Under Stairs Storage / Utility Cupboard

With light and parquet wood flooring.

First Floor Landing

With stairs up to the second floor, under stairs storage cupboard, double glazed window to the rear elevation outlooking the private rear garden, power points, ceiling coving laminate wood flooring and doors opening to:





Bedroom One

With a double glazed window to the front elevation, radiator, power points, ceiling coving and laminate wood flooring.

Shower Room

With suite comprising fully tiled walk in shower cubicle with drench shower head and accompanying hand held attachment, wall mounted hand basin set in vanity unit with accompanying mixer taps, low level WC, partly tiled wall, opaque double glazed window to the rear elevation, radiator, fitted storage cupboard and wood effect ceramic tiled floor.



Second Floor Landing

With a Velux window set in the rear pitched roof, laminate wood flooring and doors opening to:

Bedroom Two

With a Velux window set in the rear pitched roof, with fitted "black out" blind, radiator, power points and laminate wood flooring.





Bedroom Three

With two Velux windows set in the front pitched roof with fitted "black out" blinds, feature radiator, power points and laminate wood flooring.

Shower Room

With suite comprising walk in shower cubicle with drench shower head and accompanying hand held attachment, wash hand basin set within a vanity unit with accompanying mixer taps, low level WC, part tiled wall, Velux window set in rear pitched roof, heated towel rail, extractor fan, in set spot lights and wood effect ceramic tiled floor.

Outside

Rear Garden

With decked patio area, further have landscaped patio area, faux lawn, outside tap, outside light, garden shed, wooden face surround and gated side access leading to the security gated access road.

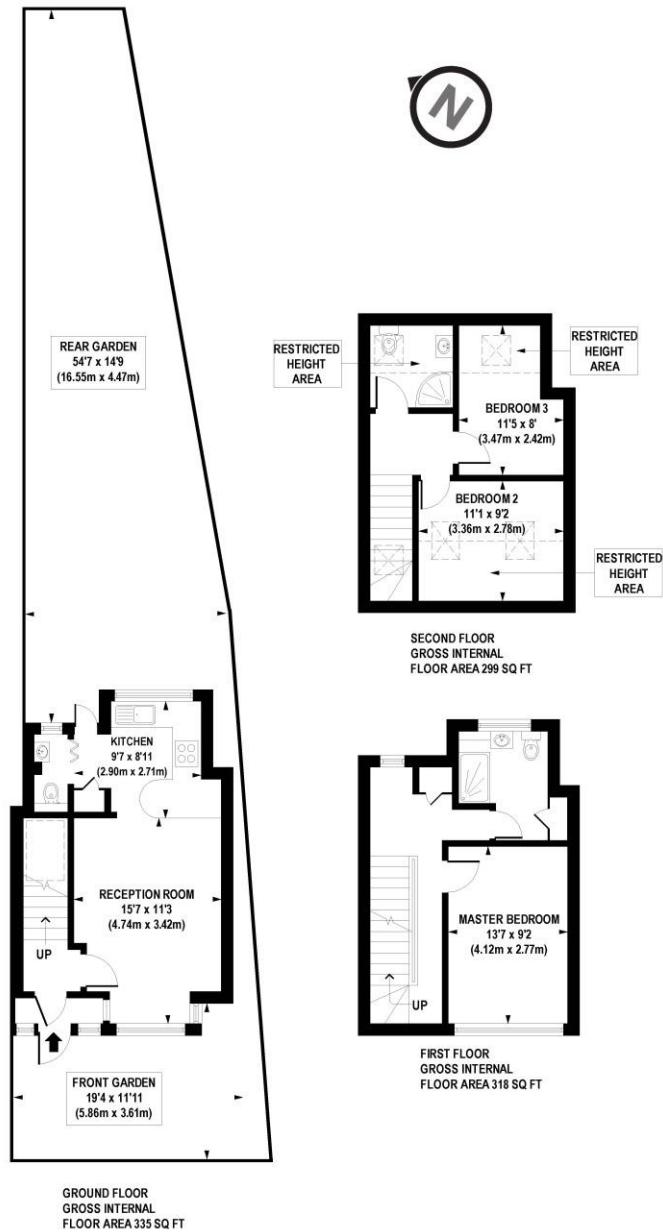
Additional information

Council Tax Band: D

EPC Rating: D

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

Your View...

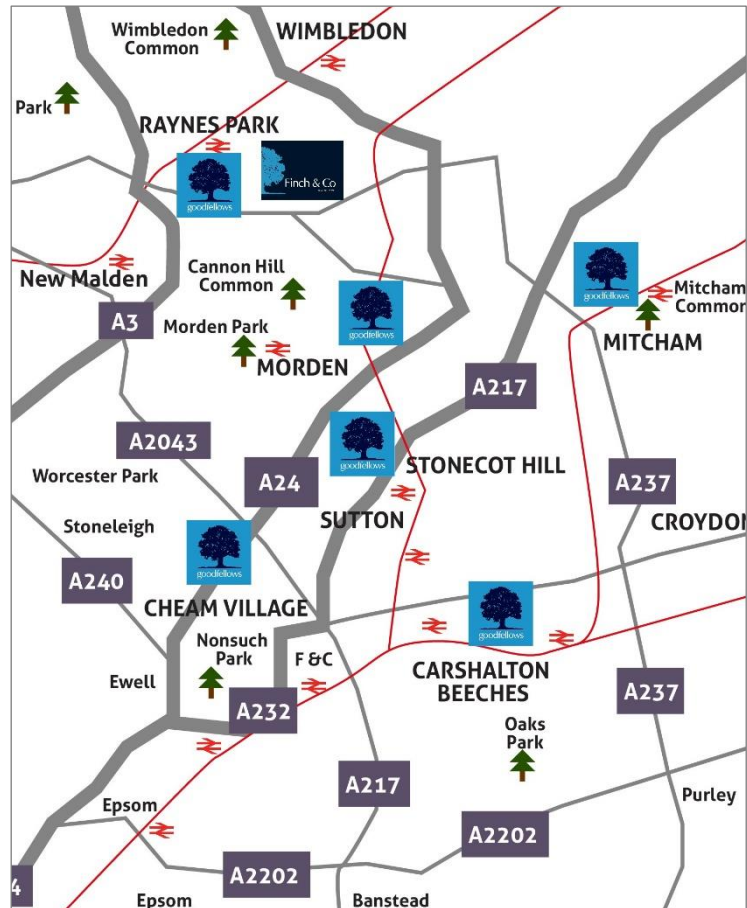


APPROX. GROSS INTERNAL FLOOR AREA 952 sq. ft / 88.45 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 852 sq. ft / 79.16 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
 PROPERTY MARKETING

Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

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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