



35 Priory Road, Cheam, SM3 8LP
Offers in excess of: £625,000

Freehold





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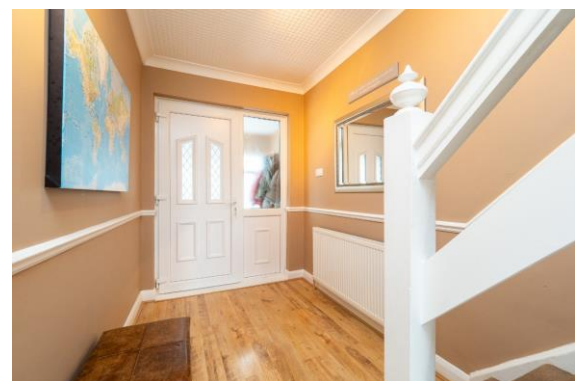
Offers in excess of: £625,000

Freehold

A very well presented and spacious four/five bedroom family home suitably positioned for access and catchment to many of Cheam's highly regarded schools. This sought after residential road is within one mile of the charming Cheam village which offers an array of shops restaurants and cafes as wells London bound train station and other frequent transport facilities.

The versatile internal accommodation comprises enclosed front porch, living room, sociable kitchen/diner downstairs bedroom and downstairs WC. On the first floor there are three generous bedrooms and family bathroom. The loft room is also currently in use as a bedroom.

Further feature complimenting this home include private off street parking, wonderful rear garden with access to double garage and potential to extend (stpp).



Front

Private front driveway providing space for two cars, on level brick wall, outside lighting.

Enclosed Porch

Double glazed UPVC door to front aspect, double glazed frosted windows to front aspect, wall mounted light.

Entrance Hall

Double glazed UPVC door to front aspect, double glazed frosted window to front aspect, dado rail, coving, under stair storage cupboard, housing fuse board and meters.

Downstairs WC

Low level WC, wall mounted wash hand basin with hot and cold taps.

Living Room

Radiator, coving, access to dining room.

Kitchen / Diner

Double glazed window overlooking rear garden, radiator, double glazed French doors to rear aspect, range of eye and low level units with roll top worksurface, stainless steel sink with mixer tap and drainer, integrated dishwasher and washing machine, five ring 'Rangemaster' cooker with splash back and overhead extractor fan, space for 'American style' fridge freezer.

Bedroom

Double glazed bay window to front aspect, radiator, coving.





Landing

Approached via staircase from ground floor, doors to all first floor rooms, storage/airing cupboard.

Bedroom

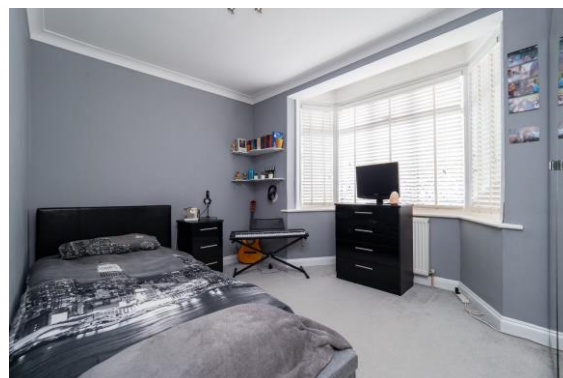
Double glazed bay window to front aspect, radiator, floor to ceiling fitted wardrobes, coving.

Bedroom

Double glazed window to rear aspect, fitted floor to ceiling wardrobes, coving, radiator.

Bedroom

Double glazed window to front aspect, radiator.





Bathroom

Panel enclosed bath with mixer tap and thermostatic shower attachment, pedestal sink with mixer tap, low level WC, double glazed frosted window to rear aspect, stainless steel towel radiator, vanity unit.

Second Floor Landing

Approached via stairs from first floor, double glazed Velux window to rear aspect,



Bedroom

Double glazed Velux window to rear aspect, radiator, fitted wardrobes, eaves storage.





Garden

Decked area providing space for garden furniture and outdoor dining, mainly laid to lawn area with tree and shrub border, pathway to rear of garden, door access to double garage, secure door to rear aspect, outside lighting.

Garage

Large double garage, direct access from garden and up and over door leading to private rear access.

Additional Information

Local Authority: London Borough of Sutton
Council Tax Band: E
EPC Energy Rating: D

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

Your View...

Priory Road

Approximate Gross Internal Area
132.7 sq m / 1428 sq ft
Garage = 25.1 sq m / 270 sq ft
Total = 157.8 sq m / 1698 sq ft

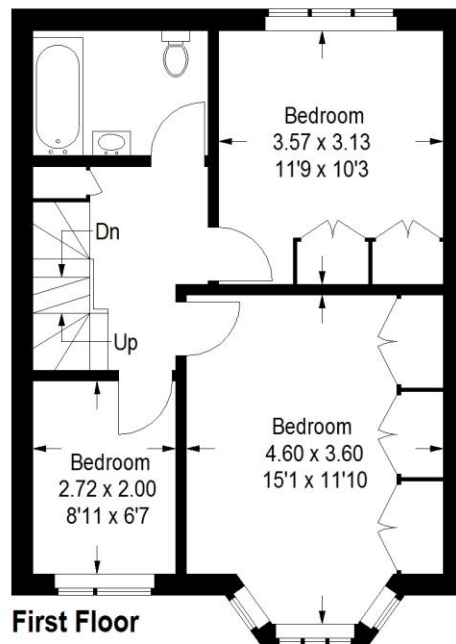
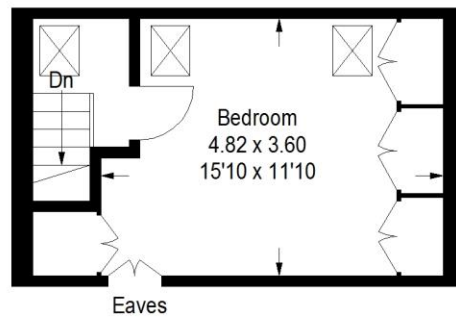
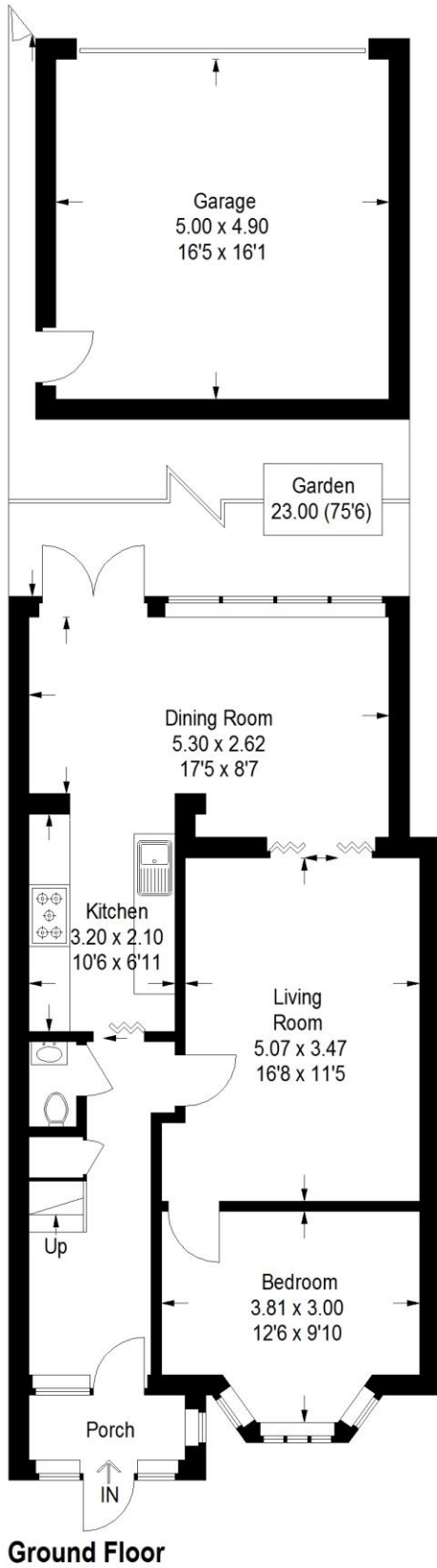
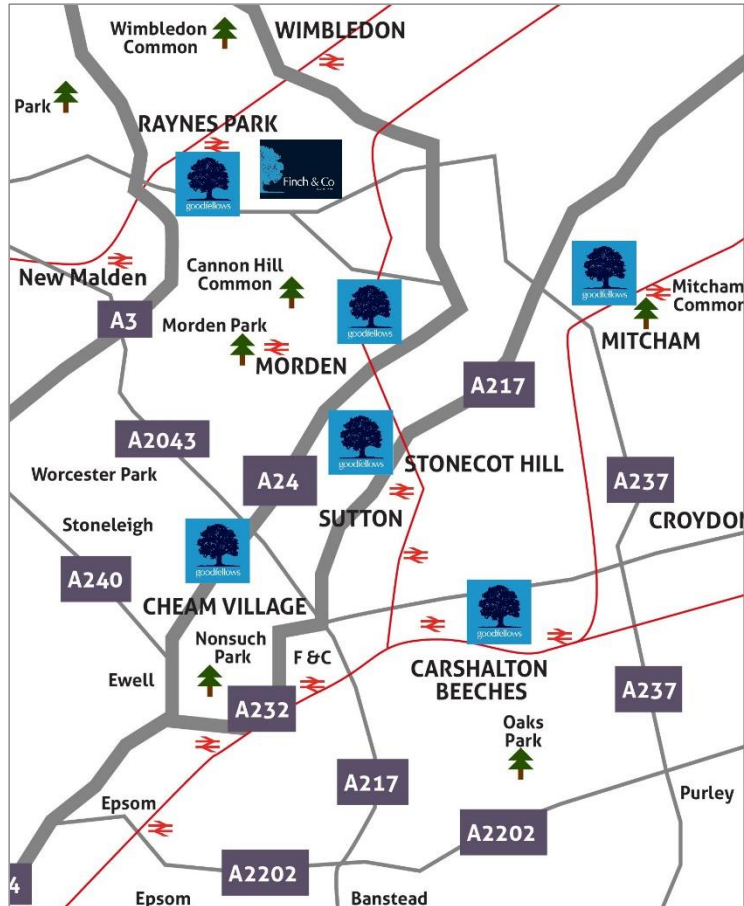


Illustration for identification purposes only, measurements are approximate, not to scale. (ID855392)

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

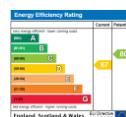
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For full EPC please contact the branch