



Rosebery Road
Cheam | Sutton | Surrey | SM1 2BW

FINE & COUNTRY

ROSEBERY ROAD



KEY FEATURES

Fine & Country are extremely excited to introduce to the market this stylish five bedroom, four bathroom Semi detached house set over three floors and located in the sought after Landseer conservation area. The property has been renovated to a high standard throughout offering many bespoke features showcasing interior design at its very best. On the ground floor you are met by a grand entrance hall which leads to the spacious open plan reception/kitchen/dining area. This is an ideal entertaining space boasting a stunning bespoke fitted kitchen with island, and views overlooking the pretty rear garden. There is also a secret passageway leading to a hidden utility room. On the first floor there are three bedrooms (with bedroom one offering

an en-suite shower room plus dressing area) plus a luxurious family bathroom. The second floor boasts two further bedrooms both with en-suite facilities. Additional benefits to this beautiful home include paved off street parking, plenty of storage space, high quality fittings throughout, cellar and a secluded South facing garden with newly built out building offering versatile usage.

The area is very popular with families due to its close proximity to local amenities, great transport links and wide selection of well regarded schools.

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 Fine & Country.











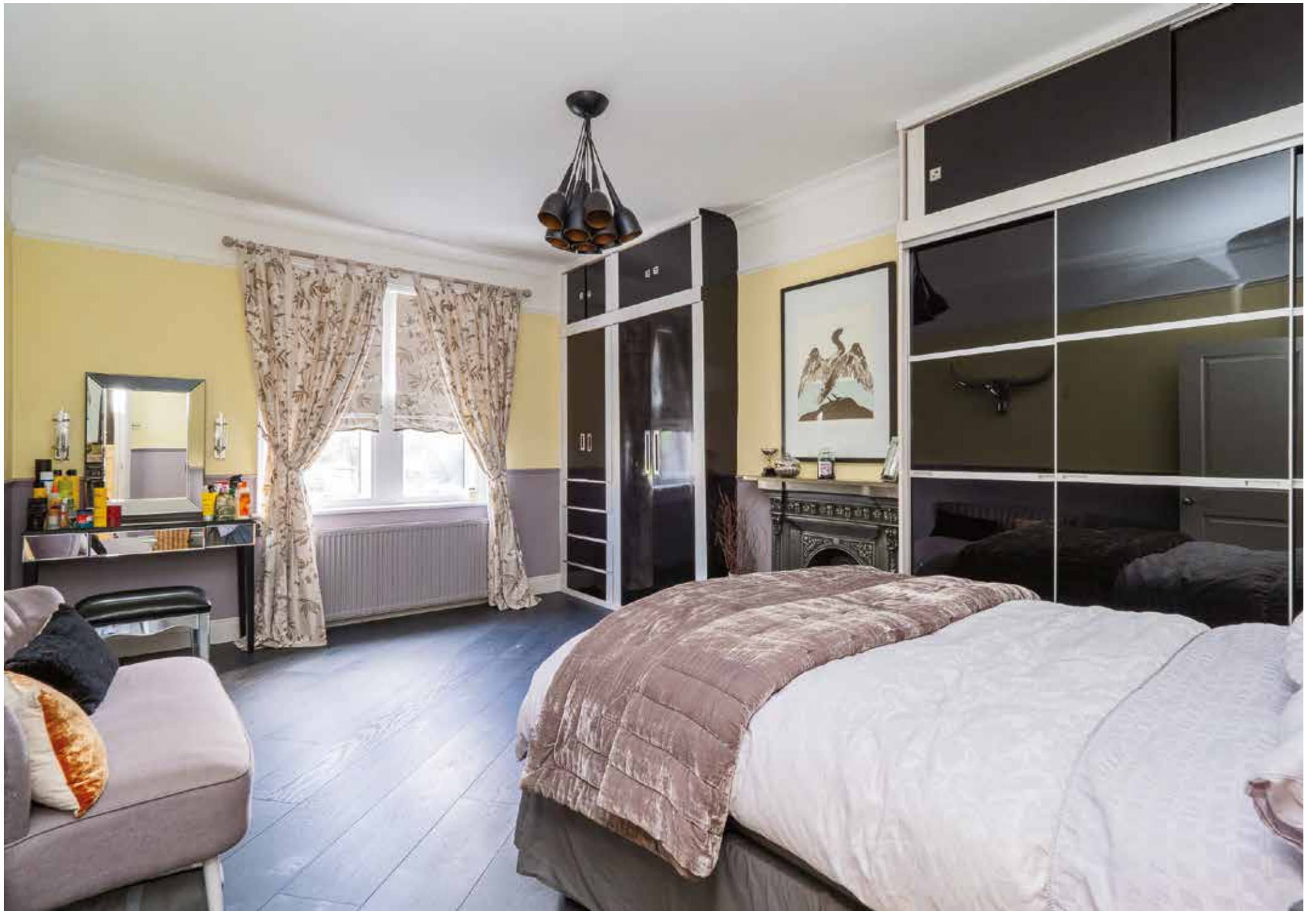








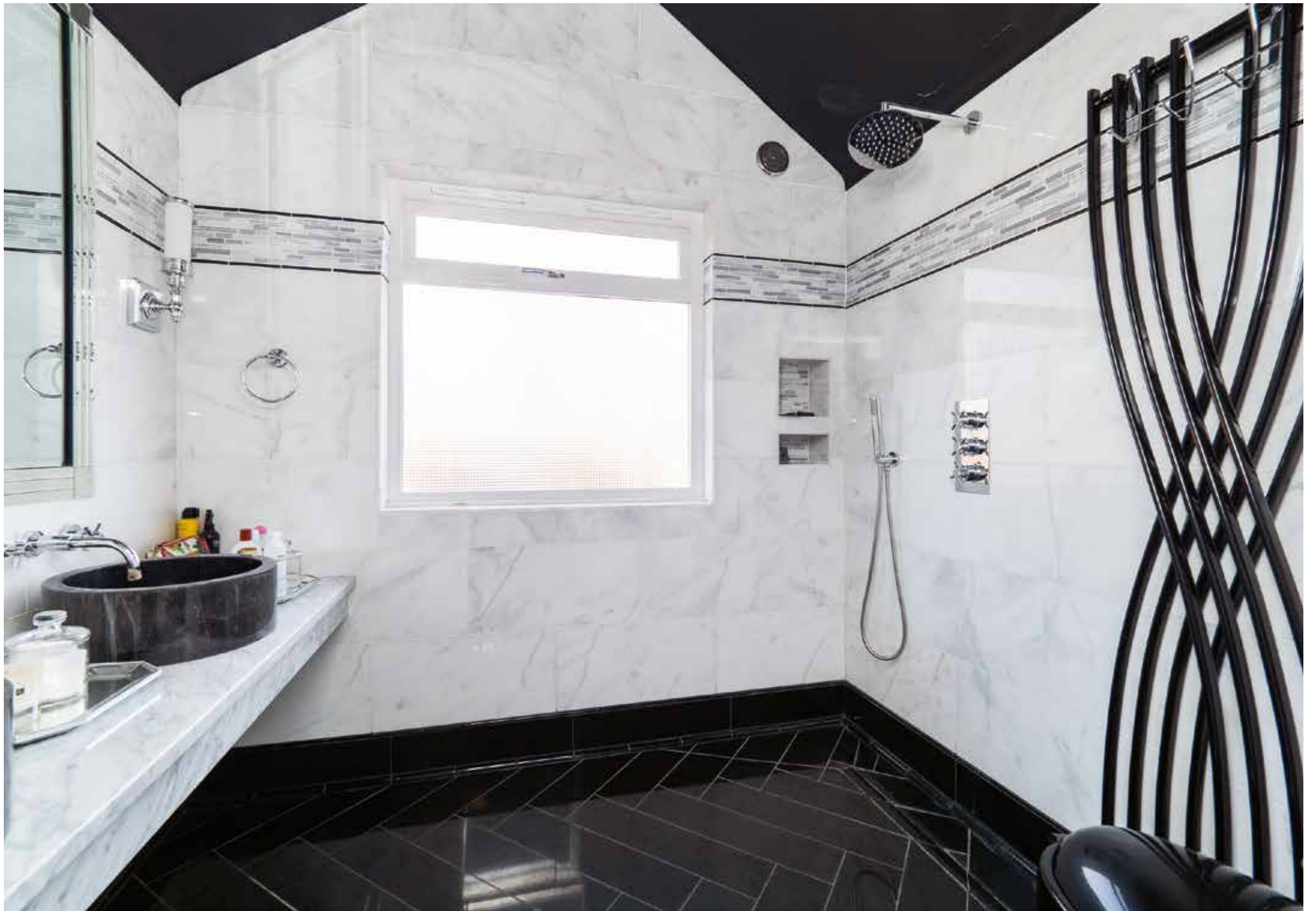


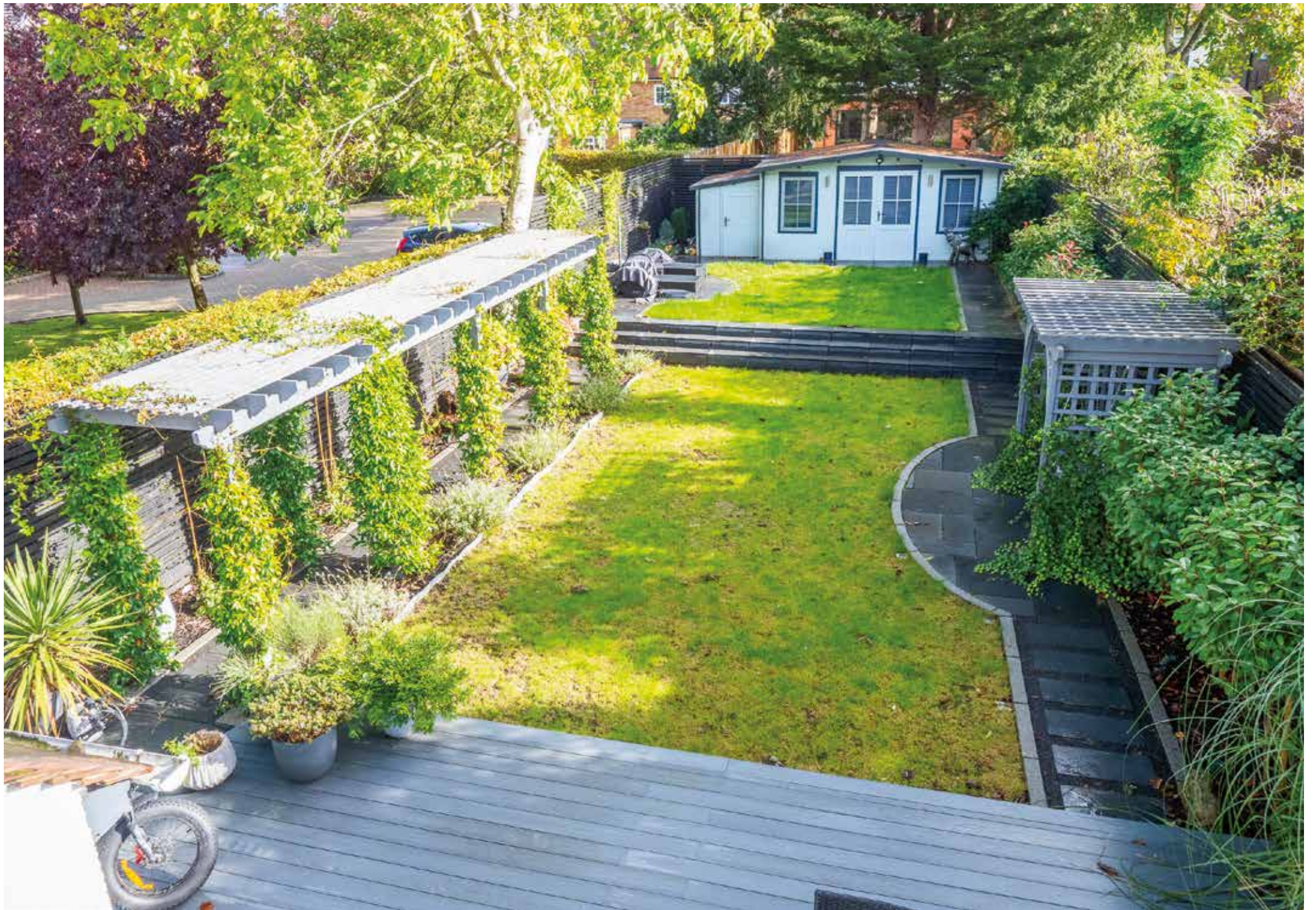














Rosebery Road

Approximate Gross Internal Area = 215.9 sq m / 2324 sq ft
 Basement = 8.1 sq m / 87 sq ft
 Studio = 13.1 sq m / 141 sq ft
 Total = 237.1 sq m / 2552 sq ft (Excluding Shed)

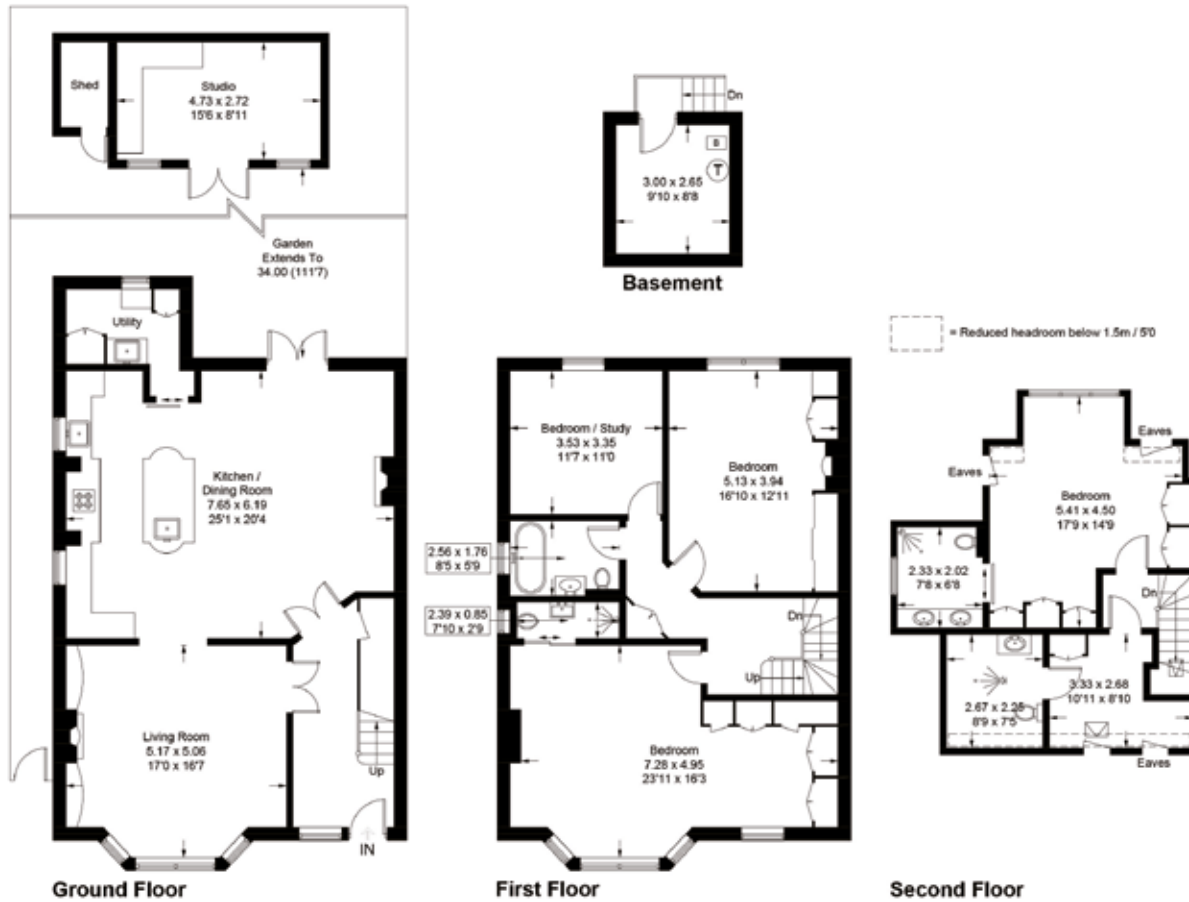


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019607)

Council Tax Band: F
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 13.11.2023





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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