

104 St. Dunstons Hill, Cheam, Sutton, SM1 2TX

Asking Price: £650,000

Freehold

EPC Rating C - Council Tax Band D





104 St. Dunstans Hill, Cheam, Sutton

Asking Price: £650,000

Welcome to this charming four-bedroom family home, situated within close walking distance to highly sought-after schools and just a leisurely stroll away from the picturesque Cheam village, this residence offers an ideal setting for a growing family.

The heart of this home is its popular open-plan design, seamlessly integrating the living room, dining room, and kitchen. This layout not only lends a sense of connectivity but also provides a versatile space for both family gatherings and entertaining friends.

The first and second floors, host four generously sized bedrooms, a well-appointed family bathroom, and an additional fitted shower room.

Beyond the interiors, this home boasts private front and rear gardens, providing outdoor spaces for relaxation and play. The convenience of a garage and additional parking at the rear ensures practicality. The excellent local and London transport facilities provides convenience and ease for well levelled work-life balance.



Front

mainly laid to lawn with pathway leading to front entrance, shrub border.

Enclosed Porch

UPVC double glazed door to front aspect, double glazed window to front aspect, light.

Entrance Hall

Approached via wood panelled door to front access, frosted double glazed window, under stair storage cupboard, radiator, coving.

Living Room

Double glazed rectangular bay window to front aspect, radiator, cast iron feature fireplace with wood mantle surround, built in low level storage, coving, dado rail.

Dining Room

Double glazed UPVC French doors to rear aspect, double glazed windows to rear aspect, wood burner with wood mantle surround and tiled hearth, radiator, coving, archway to:

Kitchen

Range of eye and base units with wood block worktop, built in oven and gas hob with stainless steel extractor fan, splash back tiles, space for fridge freezer, tiled floor, double glazed window to rear aspect.





Landing

Approached via open balustrade staircase, doors to all first floor rooms.

Bedroom

Double glazed rectangular bay window to front aspect, radiator, built in wardrobes, coving, fireplace recess.

Bedroom

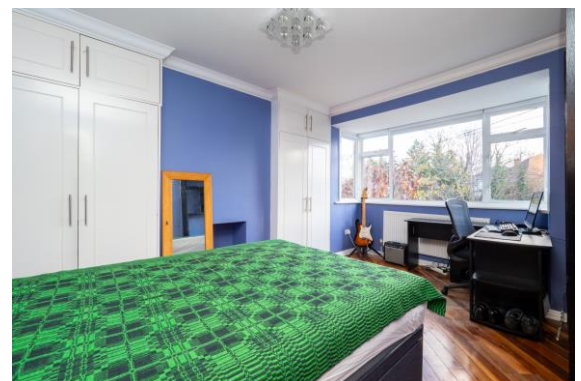
Double glazed window to rear aspect, radiator, built in wardrobes.

Bedroom

Double glazed window to front aspect, radiator, coving.

Bathroom

Tiled enclosed bath with mixer tap and shower attachment, wall mounted sink with mixer tap, low level WC, stainless steel towel radiator, extractor fan, part tiled walls, inset mirror, double glazed frosted window to rear aspect.





Second Floor

Approached via first floor landing, doors to:

Bedroom

Double glazed window to rear aspect, Velux windows to front aspect, bespoke fitted low level storage units, built in floor to ceiling wardrobes.

Shower Room

Luxury walk in shower with overhead shower jet and built in speakers, wash basin with mixer tap and under storage, low level WC, part tiled walls, frosted double glazed window to rear aspect, extractor, towel radiator.





Garden

Patio area providing space for garden furniture, laid to lawn, pathway to rear, access to garage, rear aspect to private parking.

Garage

Up and over garage door.

Off Street Parking

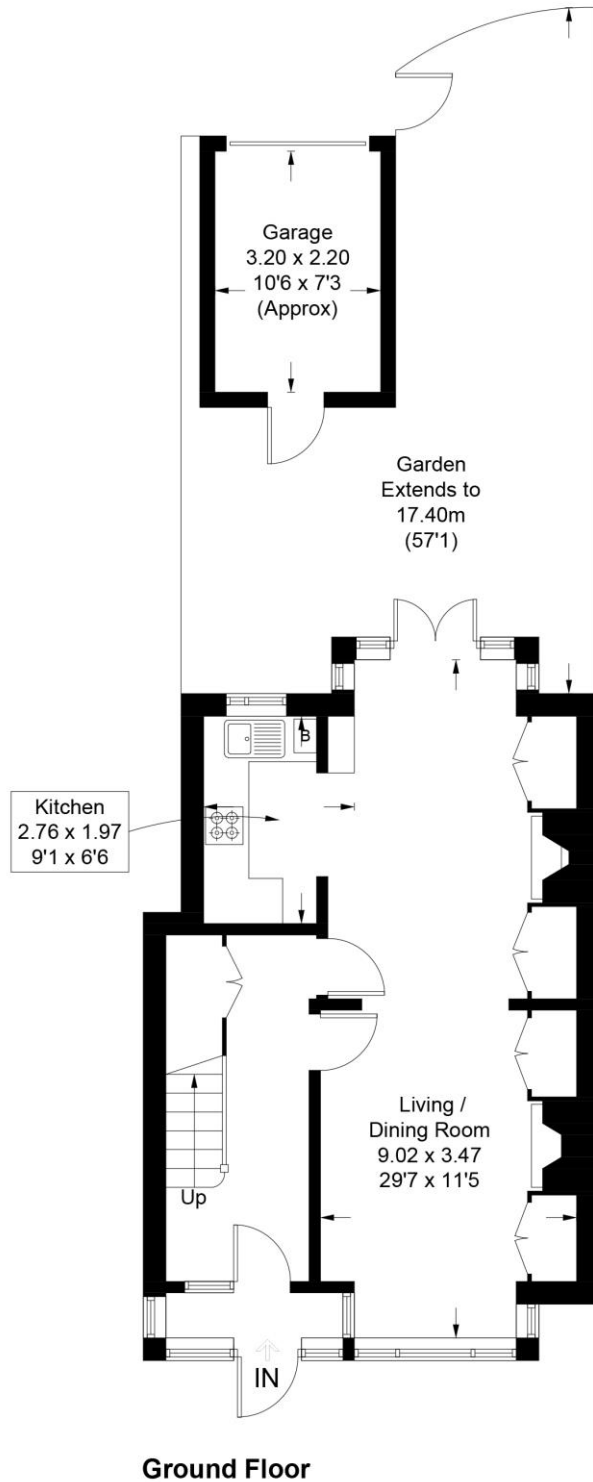
Private parking space to rear.

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

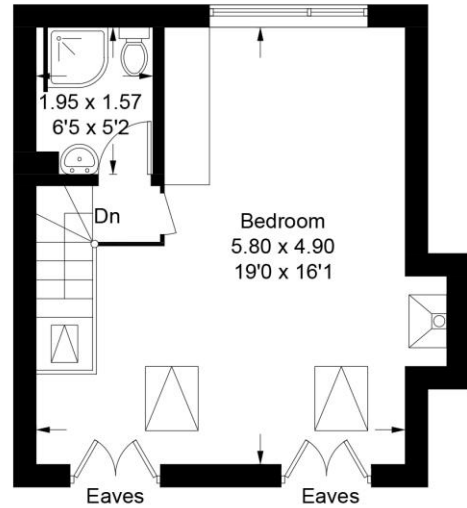
Your View...

St. Dunstans Hill

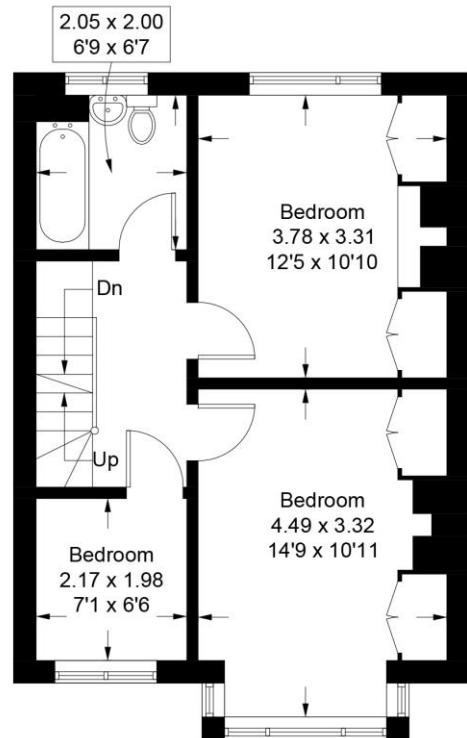
Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft
 Garage = 7.0 sq m / 75 sq ft
 Total = 123.8 sq m / 1332 sq ft



Ground Floor



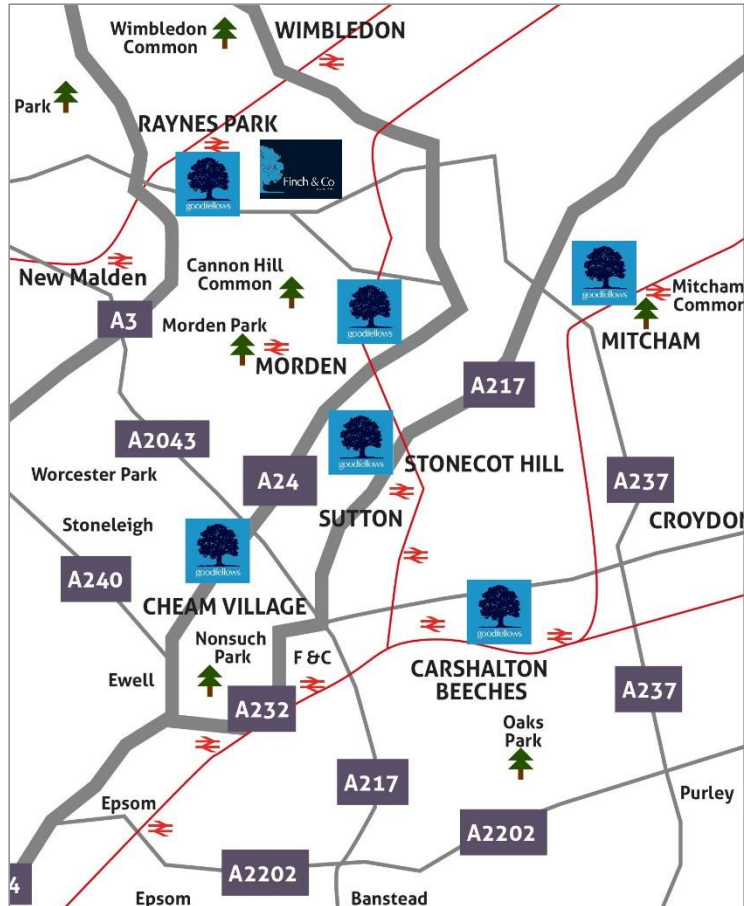
Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029594)

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

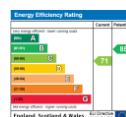
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For full EPC please contact the branch