



Goodfellows - Cheam Village

2 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

T: 020 8643 5252

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www.goodfellows.co.uk

19 Queensfield Court, London Road, Cheam, Sutton, SM3 8JD



Overview...

Two Bedrooms

Ground Floor

Lease 993 years

remaining

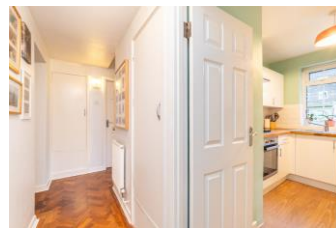
Council Tax Band C

EPC Rating C

Communal Gardens

Resident Parking

1.0 Mile to Station



Our view...

This well presented two bedroom ground floor flat is ideally located for transport links, shops and local amenities of North Cheam with both Worcester Park and Cheam Village also just a short distance away.

Accommodation also includes a spacious living/dining room and a modern kitchen and bathroom. Outside there are well maintained communal gardens and residents permit parking.

Further benefits include; double glazing, gas central heating, parquet flooring and a long lease in excess of 900 years.

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

Offers in excess of: £325,000 - Leasehold

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Communal Front Door

Entrance to communal hallway.

Hallway

Parquet flooring, radiator.

Living Room

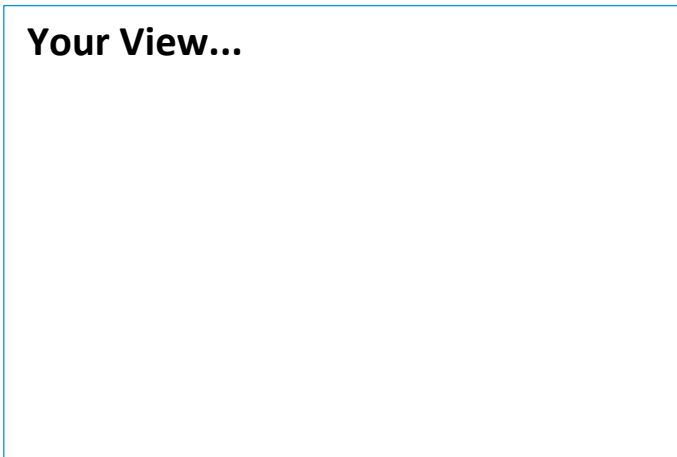
Double glazed bay window to side aspect, feature fireplace, parquet flooring, four storage cupboards, coved ceiling, radiator.



Kitchen

Double glazed window to rear aspect, fitted kitchen comprising wall and base units, wooden work surfaces, stainless steel sink with drainer and mixer tap, tiled splashback, cupboard housing boiler, integrated oven and four ring gas hob with extract hood above, space for fridge freezer, space and plumbing for washing machine, wood laminate flooring.





Bedroom One

Double glazed window to front aspect, radiator, parquet flooring.

Bedroom Two

Double glazed window to rear aspect, parquet flooring, wardrobe built into recess, radiator.

Bathroom

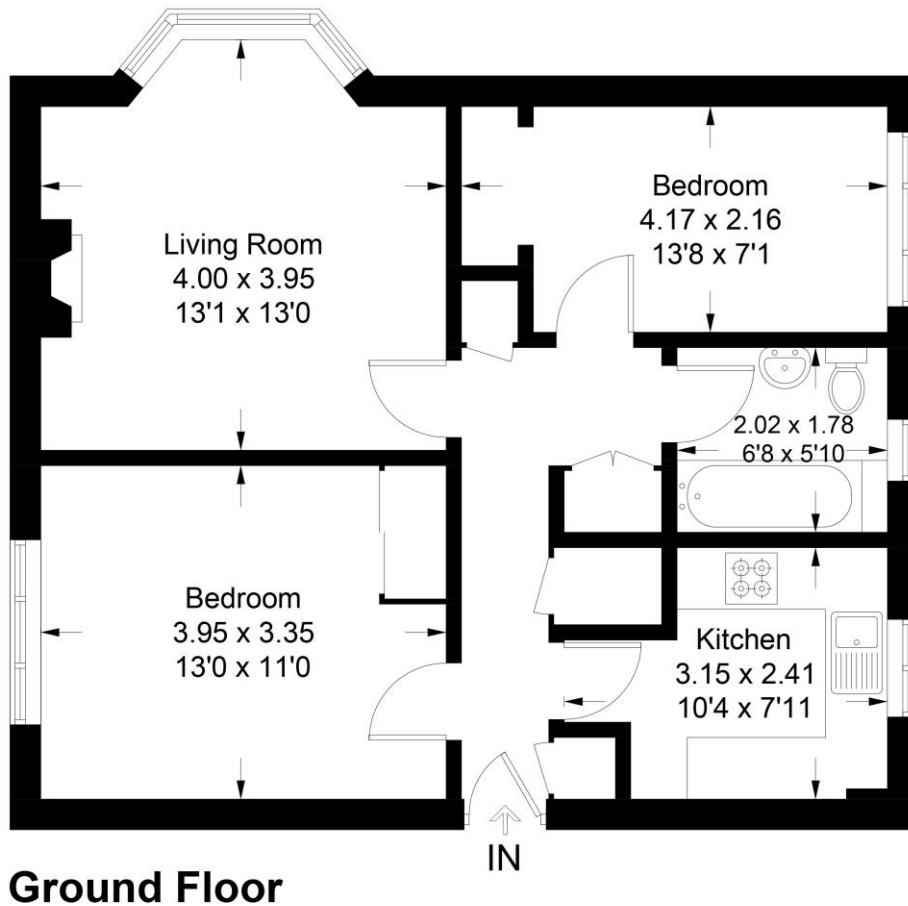
Double glazed frosted window to rear aspect, white three piece suite comprising panel enclosed bath, pedestal wash hand basin with mixer tap, low flush WC, chrome heated towel rail, part tiled wall, tiled flooring.

Garden

Well maintained communal gardens with residents parking.

Queensfield Court

Approximate Gross Internal Area = 56.9 sq m / 612 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1051738)

Local Authority

London Borough of Sutton

Referral Fee's

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

Fixtures & Fittings

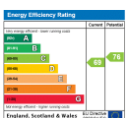
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

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