

38 Chatsworth Road, Cheam, Sutton, SM3 8PN

**Offers in excess of: £600,000**

Freehold

Council Tax Band E - EPC Rating E





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**Offers in excess of: £600,000**

**Freehold**

Welcome to this four-bedroom family home located on a highly sought-after road, offering an ideal setting for accessing many of the local prestigious schools and open parks. Situated within walking distance to Cheam Village, this property presents a perfect blend of convenience and comfort for a growing family.

The property boasts a separate living room, open plan kitchen/diner perfect for family gatherings. On the first and second floors there are four generously sized bedrooms and a family bathroom.

Outside, the property features private off-street parking, south facing rear garden and a garage which offers additional parking or storage.

The home further presents an exciting opportunity for modernisation and expansion, subject to obtaining the necessary planning permissions. This home is offered with no onward chain.



### **Front**

Drop curb leading to block paved driveway providing space for two cars, shrub border.

### **Enclosed Porch**

Double glazed window to front aspect, tiled flooring, light.

### **Entrance Hall**

Approached via UPVC double glazed door, frosted double glazed window to front aspect, radiator, under stair storage cupboard, picture rail.

### **Living Room**

Double glazed rectangular bay window to front aspect, radiator, gas feature fireplace with brick surround, picture rail.

### **Kitchen / Breakfast Room**

Range of eye and base units with roll top worksurface, stainless steel sink with mixer tap and drainer, eye level oven and grill, gas feature fireplace with brick surround, space and plumbing for washing machine, gas cooker with overhead extractor fan, part tiled walls, double glazed French doors to rear aspect, double glazed frosted door leading to garden.





**Landing**

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

**Bedroom**

Double glazed rectangular bay window to front aspect, radiator.

**Bedroom**

Double glazed window to front aspect, radiator.

**Bedroom**

Double glazed window to front aspect, radiator.





**Bathroom**

Panel enclosed bath with mixer tap and shower attachment, pedestal sink, low level WC, airing cupboard, double glazed frosted window to rear aspect, tiled walls, wall mounted mirror cabinet.

**Second Floor Landing**

Approached via open balustrade staircase, door to:

**Bedroom**

Double glazed window to rear aspect, radiator, eaves storage.





### **Garden**

Patio area mainly laid to lawn, shrub border, outside water tap, access to garage, secure rear access gate to private service road.

### **Garage**

Up and over door, door leading to garden, glazed window overlooking garden.

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

### **Your View...**

# Chatsworth Road

Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft  
 Garage = 19.5 sq m / 210 sq ft  
 Total = 133.3 sq m / 1435 sq ft

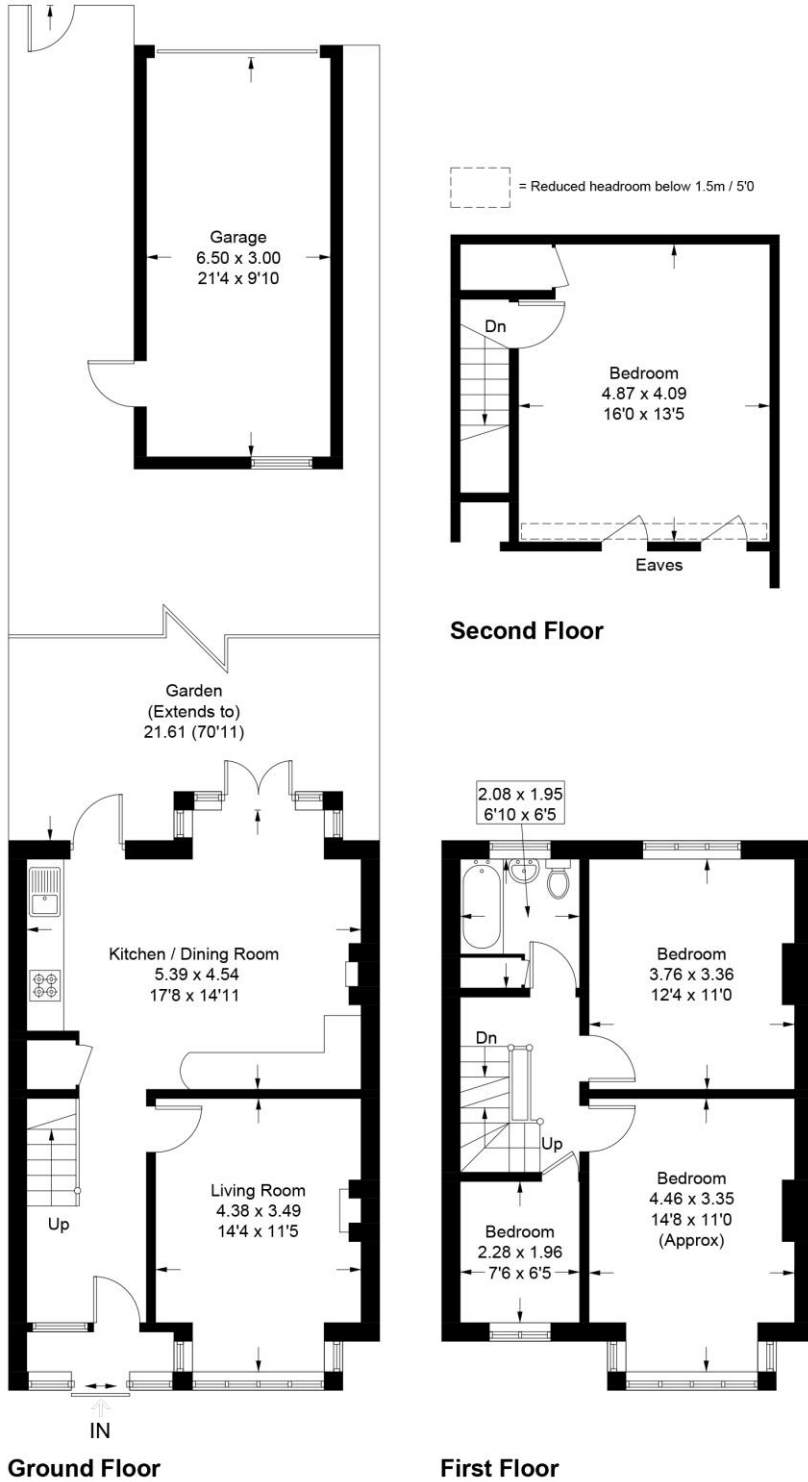
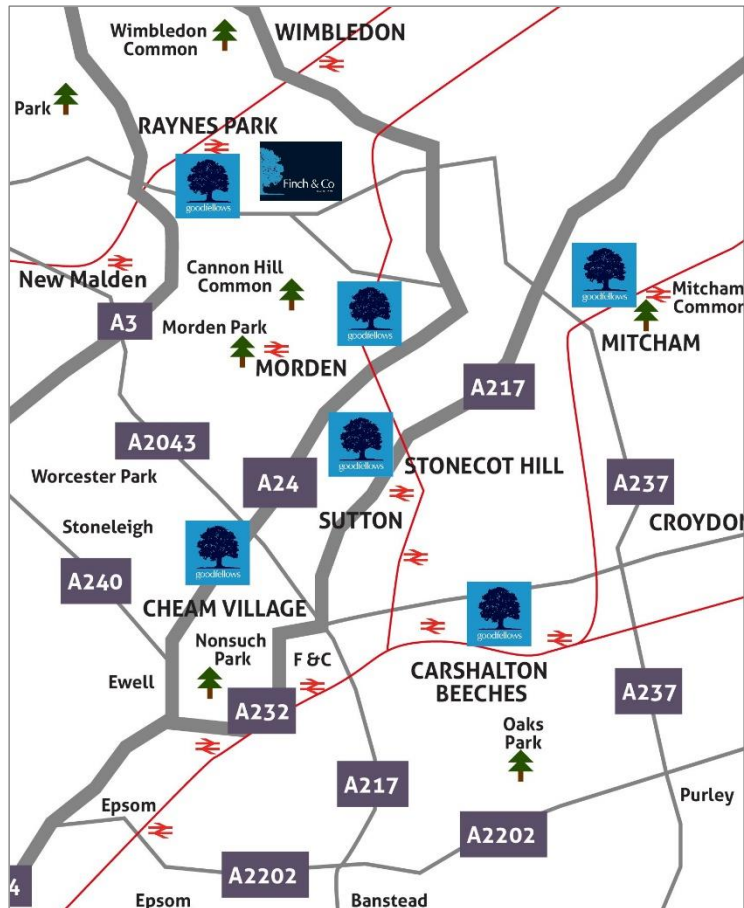


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1062748)

# 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

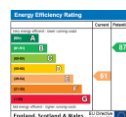
## Goodfellows - Cheam Village

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For full EPC please contact the branch