



Goodfellows - Cheam Village

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

T: 020 8643 5252

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www.goodfellows.co.uk

Flat 2, 4 St James Road, Sutton SM1 2BA



Overview...

EPC Rating B

Council Tax Band D

Ground Floor

Two Bedrooms

Share of Freehold

Private Garden

Communal Gardens

0.4 miles to Sutton Train Station



Goodfellows are proud to bring to the market this stunning and immaculately presented ground floor flat set within a small block of just nine flats located a short walk to Sutton High Street and Mainline station.

Internally the property comprises two well appointed bedrooms, a luxury bathroom with the wow factor, a spacious dual aspect kitchen/diner/living room.

Outside the property has its own private garden as well as communal gardens.

Further benefits include a share of the freehold and seven years remaining on the builder's guarantee. Early viewing advised.

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

Offers in Excess of: £400,000 - Share of Freehold www.goodfellows.co.uk



Front

Communal front door to communal hallway, door to:

Entrance Hall

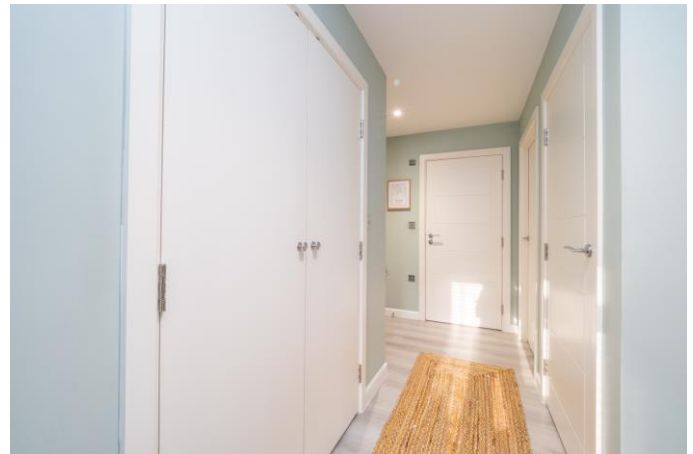
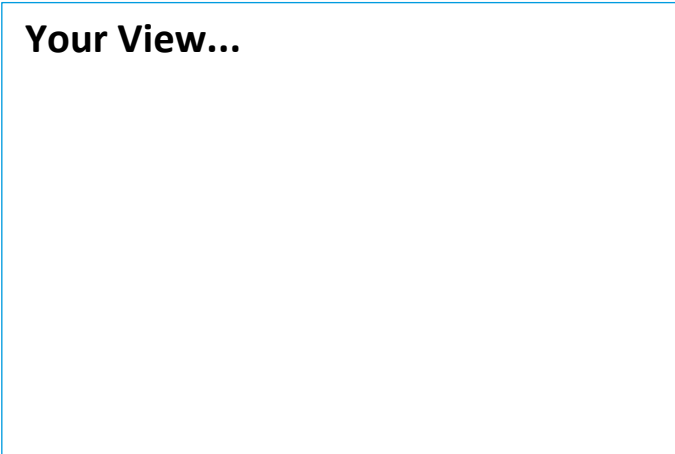
Entry phone handset, wood laminate flooring, cupboard with shelving, utility cupboard with space and plumbing for washing machine and dryer and housing water tank.

Kitchen / Living Room / Diner

Open plan kitchen / diner/living room, dual aspect with double glazed window to front and side aspect, door to private garden, wood laminate flooring.

Kitchen area: High gloss wall and base units with granite effect work surface, stainless steel sink with mixer tap, built in fridge freezer, dish washer, oven and hob, tiled splashback, electric heaters.





Bedroom One

Double glazed window to side aspect, floor to ceiling wardrobes and electric heater.

Bedroom Two

Double glazed window to side aspect, floor to ceiling wardrobes, electric heater.

Bathroom

Three piece white suite comprising tiled enclosed bath with overhead shower, shower screen and mixer tap, wash hand basin inset to vanity unit, wall hung WC, heated towel rail, tiled flooring, extractor fan.

Garden

Small private garden and communal garden.

St. James Road

Approximate Gross Internal Area = 62.1 sq m / 668 sq ft

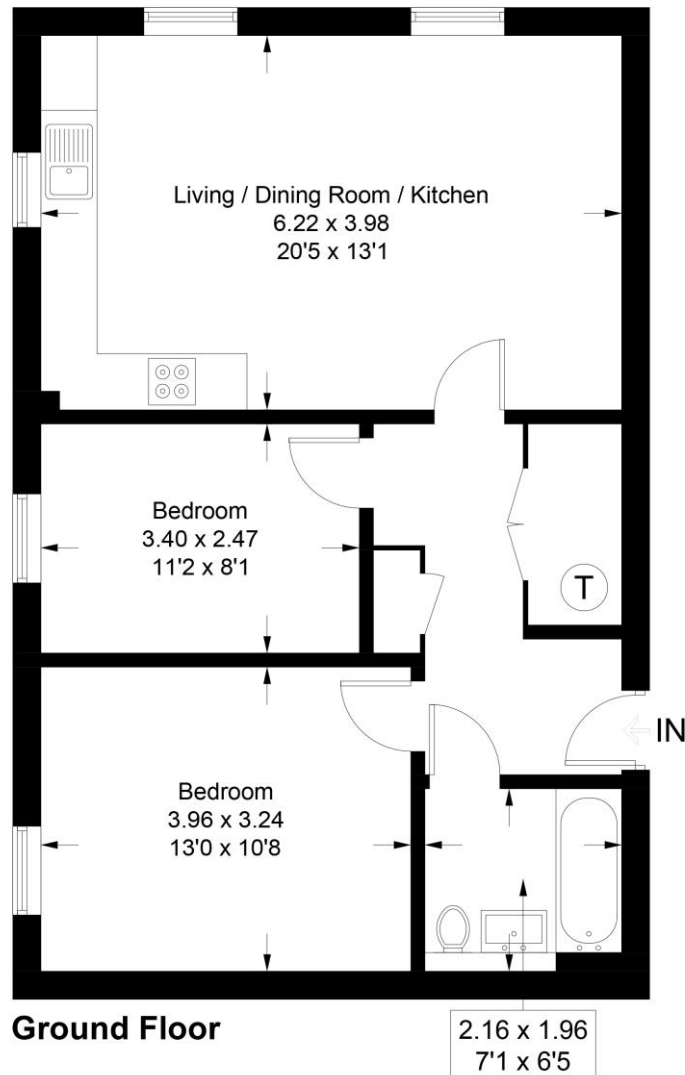


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1062347)

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

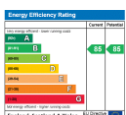
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

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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