



Goodfellows - Cheam Village

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

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www.goodfellows.co.uk

33 St. Albans Road, Cheam, SM1 2JG



Overview...

Chain Free

Detached House

Two Bedrooms

Off Street Parking

Council Tax Band D

EPC Rating D



Our view...

A rarely available two bedroom detached character house nestled in a well regarded no through residential road. The property is just a walk to West Sutton Station and in catchment of sought after schools.

Accommodation comprises open plan living downstairs and a modern bathroom, two double bedrooms upstairs and a separate toilet. To the rear is a fully enclosed easy to maintain garden and a workshop. To the front there is hard standing for two cars. No chain. Call early to view.

Offers in excess of: £525,000

Freehold

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

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Front

Path to front door with hard standing for two vehicles.

Entrance

Front door opening into an open plan living room / kitchen.

Living Room

5.68 x 4.09

Wood flooring, double glazed window to front aspect, feature fireplace, two storage cupboards, housing gas and electric meters, picture rail, two radiators.

Kitchen / Dinner

4.21 x 4.03

Double glazed door leading to garden, wooden flooring, range of wall and base units, inset gas hob and electric oven, extractor hood above, stainless steel sink, space and plumbing for washing machine and dishwasher.

Bathroom

2.14 x 1.67

Fully tiled walls, panel enclosed bath with overhead shower and screen, wall mounted wash band basin with mixer tap, low flush WC.





Your View...



Landing

Double glazed window to side aspect, loft hatch, doors to all rooms.

Bedroom One

4.08 x 3.92

Double glazed window to front aspect, feature fireplace, built in wardrobe, radiator, picture rail.

Bedroom Two

4.08 x 3.00

Double glazed window to rear aspect, radiator and picture rail.

Upstairs Toilet

1.26 x 0.85

Low level flush WC, wall mounted wash hand basin, tiled splashback and tiled flooring.

Garden

Extends to 20.70

Fully enclosed with paved patio area, remainder is laid to lawn.

St. Albans Road

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft

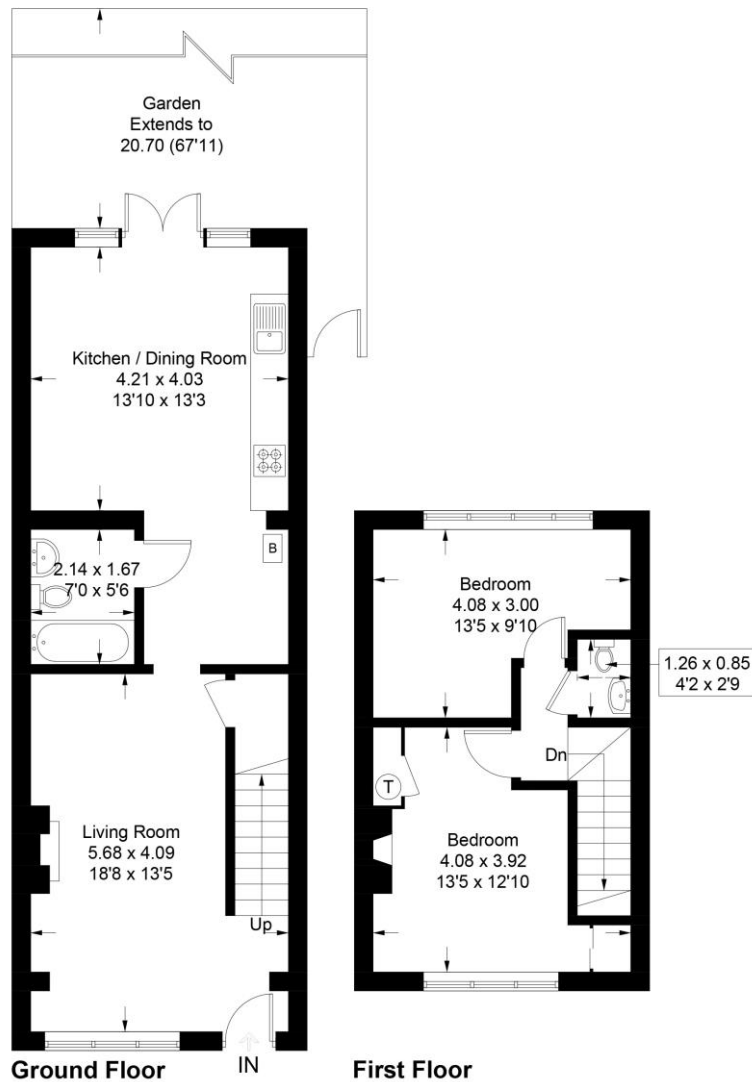


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068414)

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

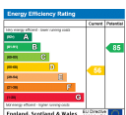
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

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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