



12C York Road, Cheam, Sutton, SM2 6HG

Offers in excess of: £800,000

Freehold

EPC Rating C - Council Tax Band F





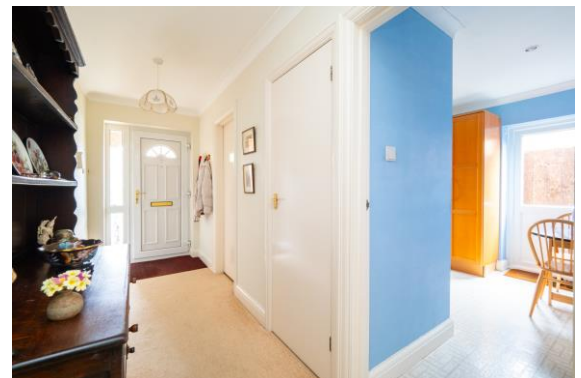
12C York Road, Cheam, Sutton, SM2 6HG

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Welcome to this charming three double bedroom detached house nestled in one of Cheam's most sought-after roads. Boasting a prime location, this property offers unparalleled convenience with easy access to Sutton town centre, renowned local schools, and exceptional transport links.

The property accommodation comprises spacious open plan living room/diner ideal for both relaxation and entertaining guests and offering delightful views over the beautifully landscaped garden, kitchen/breakfast room with side access to garden and a downstairs cloakroom. Upstairs, you'll find three generously sized double bedrooms, each offering ample space and comfort. The main bedroom benefits from its own en-suite bathroom, providing a private sanctuary for relaxation with the well-appointed family bathroom servicing the remaining bedrooms.

Additional features complimenting this home include an impressive front with two tier off street parking enclosed with shrub borders, integral garage with electric up and over doors, a beautifully landscaped rear garden and private solar panelling enhancing the property's eco-friendliness and reducing energy costs. The vendor of this property is suited with an end of chain.



Front

Drop curb with two tier driveway providing space for several vehicles, shrub border surround, steps to open porch with lighting. Access to garage, secure side access gates leading to rear garden.

Entrance

Approached via UPVC door to front aspect, inset door mat, radiator, coving, large storage cupboard.

Downstairs WC

2.34 x 0.88

Low level WC, vanity unit with wash basin and under storage, wall mounted mirror, splash back tiles, radiator, double glazed frosted window to front aspect.

Kitchen / Breakfast Room

4.12 x 3.21

Modern range of eye and low level units with roll top worksurface, 1 1/2 stainless steel sink with mixer tap and drainer, fitted gas hob and electric oven with overhead extractor fan, splash back tiles, fridge and freezer, washing machine, serving hatch, pantry cupboard, double glazed UPVC door to side aspect, double glazed window to front aspect.

Living Room / Diner

7.26 x 4.57

Large double glazed windows to rear aspect, double glazed patio doors leading to patio, radiator, under stair and storage cupboard, coving.





Landing

Approached via open balustrade staircase from ground floor, double glazed window to rear aspect, radiator, airing cupboard, coving.

Bedroom One

4.23 x 3.41

Double glazed window to front aspect, radiator, fitted floor to ceiling wardrobes, door to:



Ensuite Bathroom

3.56 x 1.41

Panel enclosed bath, electric shower, pedestal sink, enclosed low level WC, radiator, frosted double glazed window to front aspect, part tiled walls,

Bedroom Two

3.75 x 3.58

Double glazed window to rear aspect, radiator.





Bedroom Three

3.27 x 3.12

Double glazed window to front aspect, radiator.



Bathroom

3.56 x 1.41

Panel enclosed bath with mixer tap and electric shower attachment, pedestal sink with mixer tap, enclosed low level WC, stainless steel towel radiator, tiled floor and walls, frosted double glazed window to side aspect.





Garden

Extends to 9.27

Large patio (Indian Sandstone), access to mainly laid to lawn area with mature shrub border, brick raised flower bed, outside lighting, secure side access to front.

Garage

Up and over electric door to front aspect, wall mounted boiler, fuse boards and meters, water tap, potential to convert.

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

Your View...

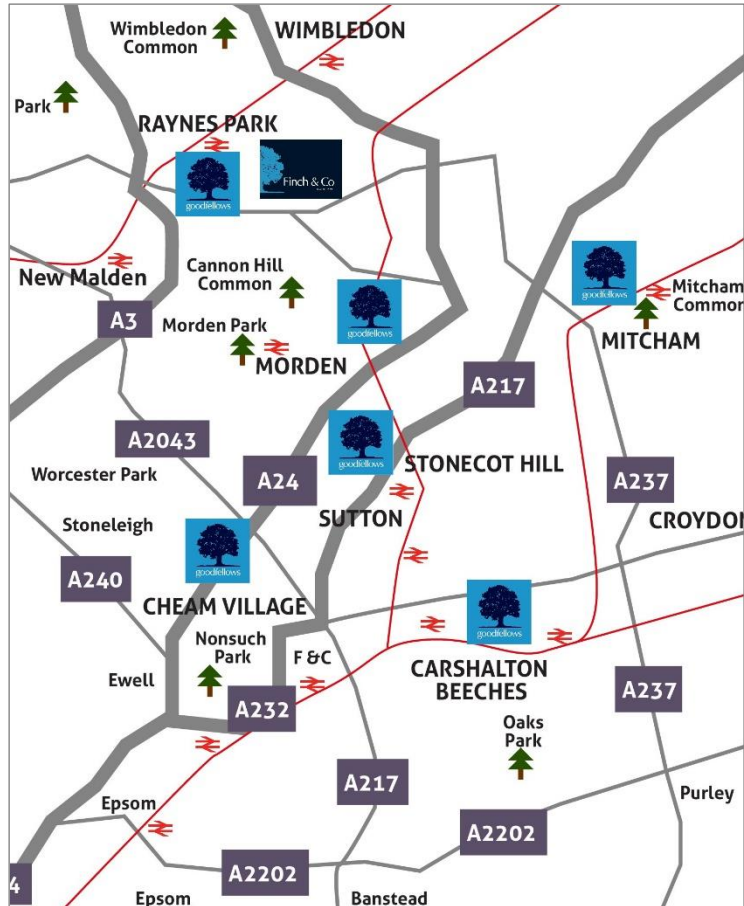
York Road

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 120.5 sq m / 1297 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068770)

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

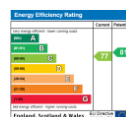
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For full EPC please contact the branch