

Chelsea Gardens
Offers in excess of: £425,000

Freehold





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Goodfellows are delighted to present to the market this well presented two-bedroom modern family home situated in a desirable cul-de-sac, close too well-regarded schools such as Cheam High School and Cheam Park Farm Academy. Surrounded by good transport links including Cheam and West Sutton Mainline and train stations. Also benefitting from local bus routes providing easy access to Morden underground station for London commuters.

The property itself consists of a good-sized lounge overlooking the pretty rear garden, fitted kitchen, a double bedroom, a large single room both with storage cupboards and a modern bathroom.

Further benefits to the property include plenty of storage space and private parking for one car. Service charges of £141 every quarter apply to maintain the common areas.

EPC Rating: C

Council Tax band: D



Frontage

Paved path leading to front door, laid to lawn.

Entrance Hall

Ceiling light, radiator, vinyl flooring.

Living Room

UPVC double glazed French doors and windows to rear aspect, ceiling light x2, radiator, carpet flooring.

Kitchen

UPVC obscured double glazed window to front aspect, ceiling light, selection of high and low base units, space for fridge freezer, space for washing machine, space for gas cooker, stainless steel sink and draining board with stainless steel tap, partly tiled walls, vinyl flooring.

Bedroom One

UPVC double glazed window to front aspect, ceiling light, storage cupboard, radiator, carpet flooring.

Bedroom Two

UPVC double glazed window to rear aspect, ceiling light, storage cupboard x2, radiator, carpet flooring.

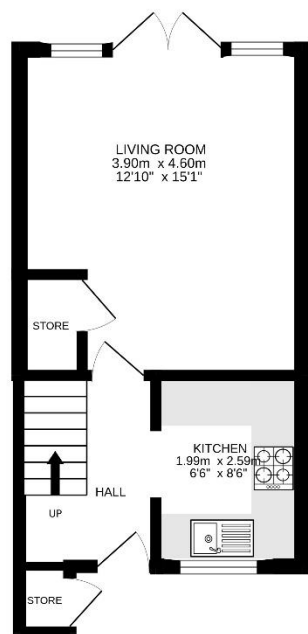
Bathroom

UPVC double glazed obscured window to rear aspect, spotlights, partly tiled walls, heated towel rail, wash basin within vanity unit with stainless steel mixer tap, panel enclosed bath with stainless steel mixer tap and shower spray, low level WC, vinyl flooring.

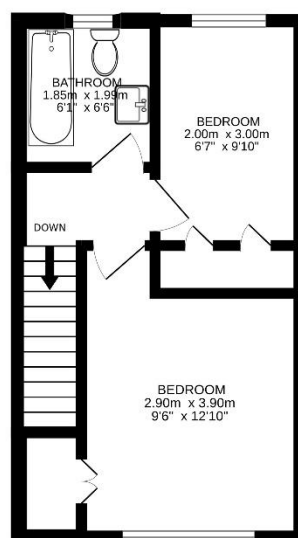
Garden

Decking area, laid to lawn.





Ground floor
27.5 sq.m. (296 sq.ft.) approx.



1st floor
26.9 sq.m. (290 sq.ft.) approx.

TOTAL FLOOR AREA: 54.5 sq.m. (586 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 12204

Local Authority

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

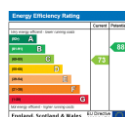
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For full EPC please contact the branch