



46 Marlow Drive, Cheam, Sutton, SM3 9AZ

Offers in excess of: £550,000

Freehold

EPC Rating C

Council Tax Band D





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Welcome to this beautifully presented three-bedroom family home nestled in a sought-after neighbourhood, perfect for families seeking comfort, convenience, and potential for expansion. The property's location is a standout feature, boasting proximity to esteemed schools, making it an ideal choice for families prioritizing education. Convenience is further enhanced by the abundance of local shops within walking distance and excellent transport links, facilitating easy access to nearby amenities and neighbouring towns.

Upon entry, you are welcomed with integrated open-plan living room and dining area, ideal for entertaining or relaxing. The extended fitted kitchen/breakfast room with its sleek design and ample space provides a modern and easy use with direct access to the garden. Upstairs, there are three generously sized bedrooms and a well-appointed family bathroom suite ensures comfort and convenience.

Further features adding to its allure includes private off-street parking, large garage/workshop and potential to extend (stpp). Internal viewing strongly advised.



Front

Block paved driveway providing space for two cars and open storm porch.

Entrance Hall

Composite door to front aspect, radiator, double glazed frosted window to front aspect, wood flooring, under stair storage cupboard housing fuse board and meters.

Living Room / Diner

7.43 x 3.58

Double glazed bay window to front aspect, solid oak flooring, radiator, double glazed patio doors leading out to garden.

Kitchen / Breakfast Room

6.25 x 2.00

Modern range of eye and base unit with roll top worksurface, space and plumbing for double fridge/freezer, space and plumbing for washing machine and dishwasher, space for oven/hob, built in overhead extractor fan, stainless steel sink with mixer tap and drainer, double glazed window to rear aspect, double glazed door leading to garden, radiator, breakfast bar, wall mounted 'combi' boiler.





Landing

Approached via open balustrade staircase, loft hatch with pull down ladder, doors all first floor rooms.

Bedroom One

3.74 x 3.52

Double glazed bay window to front aspect, radiator.

Bedroom Two

3.53 x 3.17

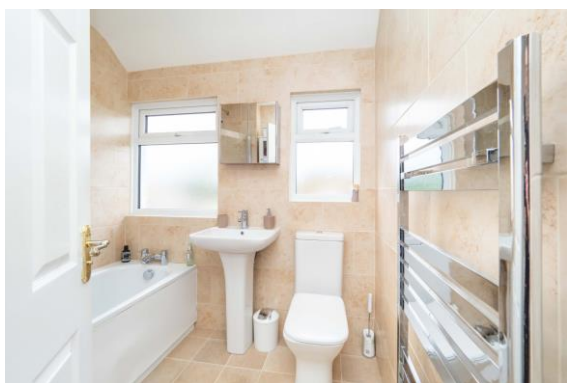
Double glazed bay window to rear aspect, radiator.

Bedroom Three

2.15 x 1.80

Double glazed aural bay window to front aspect.





Family Bathroom

2.10 x 1.86

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





Garden

Extends to 18.86

Garage / Workshop 4.46 x 3.28

Patio area providing space for garden furniture, mainly laid to lawn pathway leading to second patio and workshop/garage, outside lighting, outside water tap, mature evergreen shrub borders, rear access to secure service road.

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

Your View...

Marlow Drive

Approximate Gross Internal Area = 76.1 sq m / 819 sq ft
Garage / Workshop = 22.8 sq m / 245 sq ft
Total = 101.1 sq m / 1088 sq ft

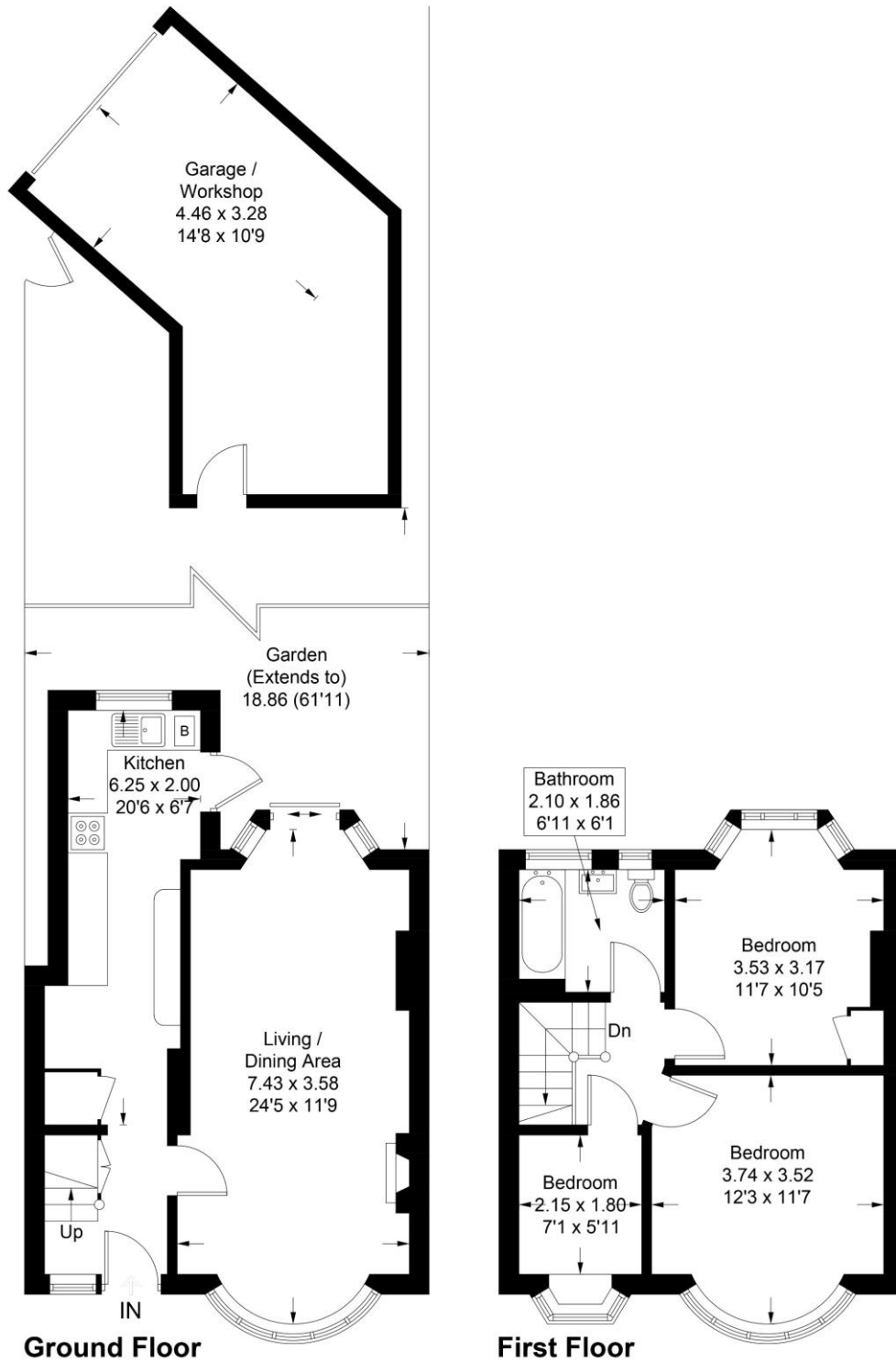
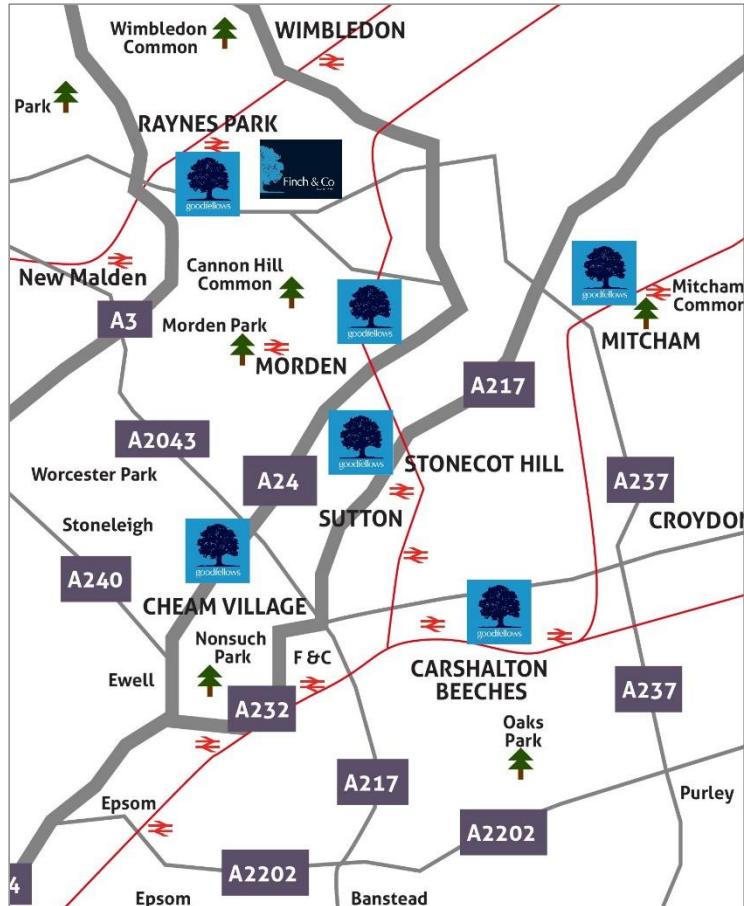


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069913)

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