

65 Brocks Drive, Cheam, Sutton
Guide Price: £500,000 - £550,000

Freehold





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Goodfellows Cheam Village are delighted to present to the market a rear-extended three-bedroom end-of-terrace family home situated on the sought-after Cheam Park Farm estate. The local area benefits from having catchment to some of the areas most sought after schools as well as the convenience of many local shops, amenities and supermarkets all within a walking distance.

The property boasts an extended open-plan living room/diner, fitted kitchen, three generous bedrooms, and a modern shower room. Additional highlights include private off-street parking, a large southerly facing rear garden potential to further extend (stpp).



Front

Drop curb with driveway for two cars, raised shrub border surround, side access leading to rear garden.

Enclosed Porch

Half brick with glazed window surround, tiled floor. outside light.

Entrance Hall

Approached via UPVC double glazed door to front aspect, radiator, under stair cupboard housing meter and fuse board.

Living Room / Diner

Extended room with double glazed rectangular bay window to front aspect, radiator, electric feature fireplace with wood mantle surround, chimney breast recess, double glazed patio doors to rear aspect, door to:

Kitchen

Range of eye and base units with roll top worksurface, stainless steel sink with mixer tap and drainer, space and plumbing for double glazed window and washing machine, alcove space for fridge freezer, gas hob and electric oven with overhead extractor fan, eye level display units, double glazed window to rear aspect, double glazed UPVC door to rear aspect.





First Floor Landing

Approached via staircase from ground floor, double glazed frosted window to side aspect, loft hatch, doors to all first floor rooms.

Bedroom One

Double glazed rectangular bay window to front aspect, floor to ceiling fitted wardrobes.



Bedroom Two

Double glazed bay window to rear aspect, radiator, airing cupboard, floor to ceiling fitted wardrobes.

Bedroom Three

Double glazed window to front aspect, radiator, picture rail.





Shower Room

Large shower cubicle with overhead shower attachment and glass sliding screen, enclosed cistern low level WC, wash basin with under storage, tiled walls, shaver point, frosted double glazed windows to rear aspect, stainless steel towel radiator.





Garden

Patio area mainly laid to lawn with shrub borders, self grow area, shed/outbuilding, outside water tap, gates leading to front aspect, hard standing (garage previously erected).

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

Your View...

Brocks Drive

Approximate Gross Internal Area = 88.9 sq m / 957 sq ft

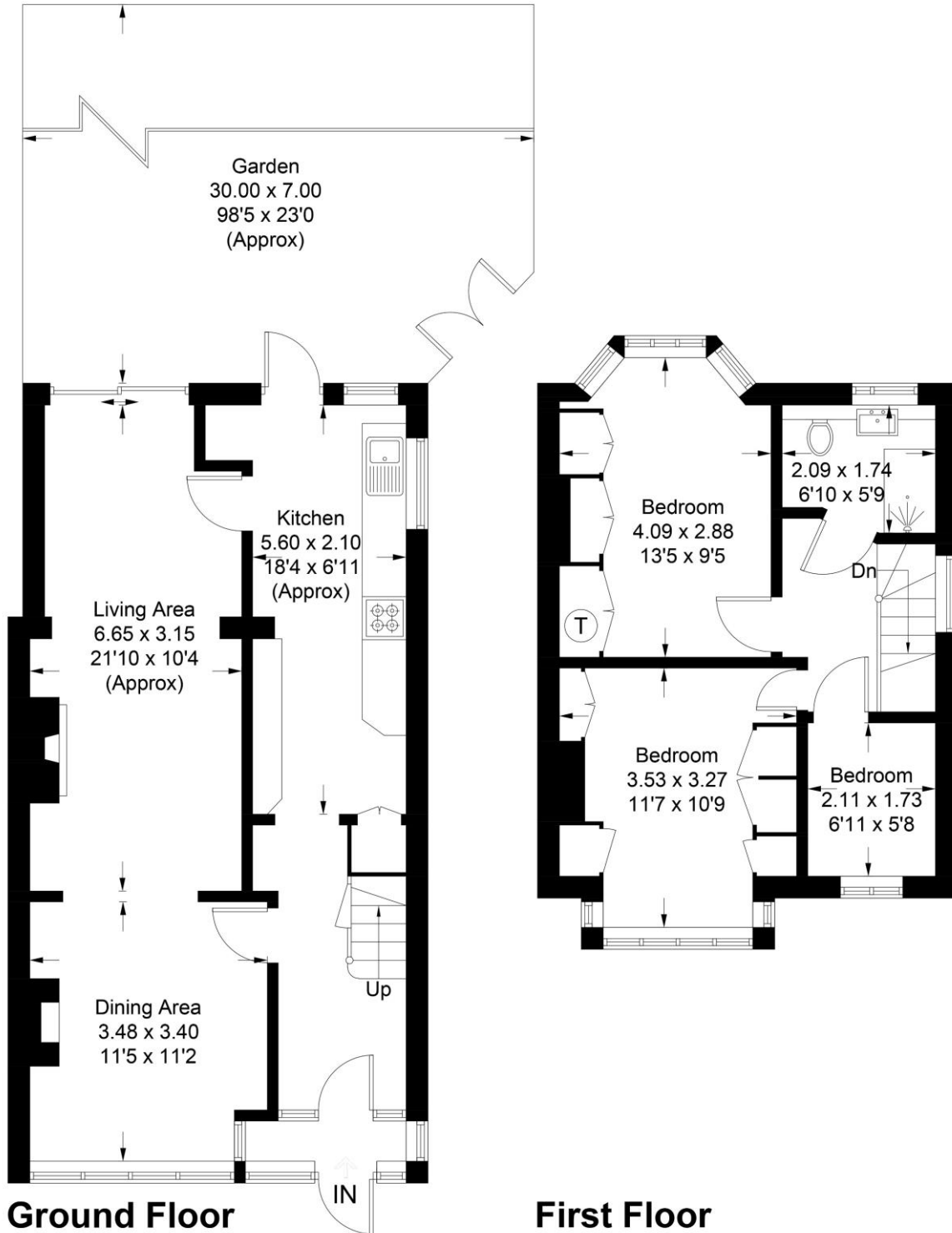
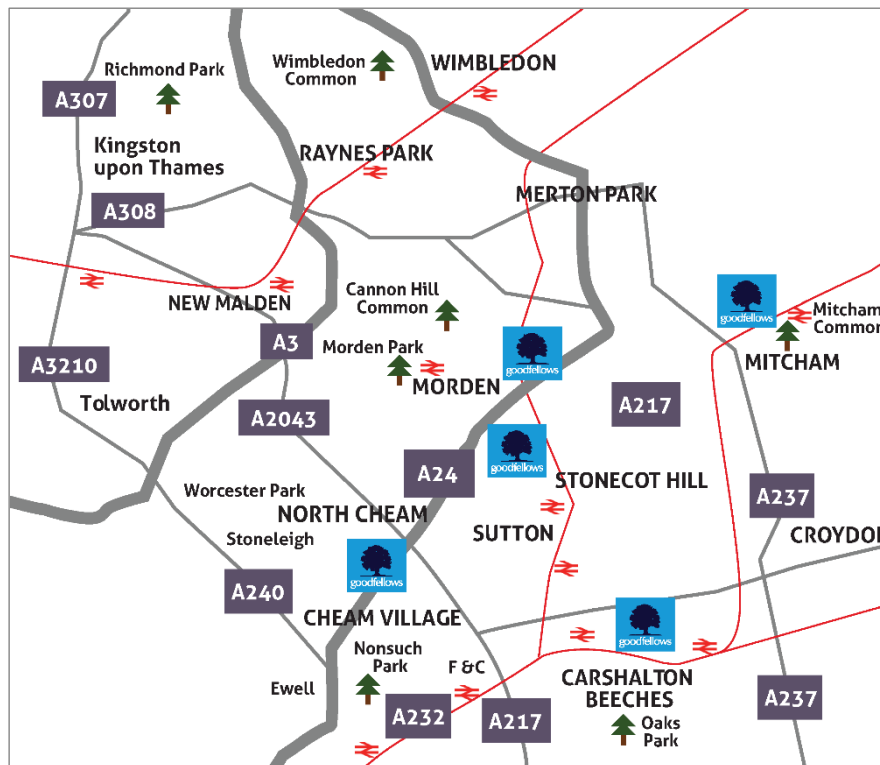


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074411)

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