



140 Cheam Road, Cheam, Sutton, SM1 2EB

Offers in excess of: £850,000

Freehold

EPC to follow - Council Tax Band E

Other important information which you will need to know about this property can be found at goodfellows.co.uk





140 Cheam Road, Cheam, Sutton, SM1 2EB

Offers in excess of: £850,000

Freehold

A nicely presented, well maintained family house offering large and flexible accommodation just a stones throw from Cheam Village and close to well regarded schools.

Internally there are four bedrooms, two reception rooms and two bathrooms. Externally to the front there is a paved driveway offering a generous amount of off street parking and to the rear there is a secluded well established rear garden with a patio area for outside entertaining.

Early viewing strongly advised.



Front

Drop curb with block paved driveway providing space for several cars, shrub and hedge border.

Enclosed Porch

UPVC double glazed French doors to front aspect, wall mounted light, tiled floor.

Entrance Hall

Approached via double glazed composite door, radiator, picture rail, double glazed window to front aspect, under stair storage cupboard housing gas meter.

Living Room

Double glazed French doors out to patio, double glazed windows overlooking the rear garden, feature fireplace with limestone and marble surround, chimney recess, picture rail and original coving.

Dining Room

Double glazed windows to front aspect, radiator, picture rail, original coving and chimney recess.

Third Reception / Guest Room

Double glazed windows to front aspect, radiator, wall mounted cupboard housing fuse board, door leading to:

Shower Room

Walk in shower cubicle with electric shower attachment and glass sliding screen, low level WC, wash basin with under storage, mixer tap and splash back tiles, stainless steel towel radiator, double glazed frosted window to side aspect, extractor fan.

Kitchen

Range of eye and base units with roll top worksurface integrated fridge and freezer, integrated dishwasher, integrated washing machine, cupboard housing 'Worcester Bosch' boiler, stainless steel sink with mixer tap and drainer, electric hob with overhead extractor fan, built in double oven, splash back tiles, radiator, double glazed windows to rear and side aspect, double glazed UPVC door to side aspect.





Landing

Approached via open balustrade staircase from ground floor, double glazed window to front aspect, radiator, loft hatch (power and light) doors to all first floor rooms.

Bedroom One

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



Bedroom Two

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

Bedroom Three

Double glazed window to rear aspect, radiator, picture rail and airing cupboard housing water cylinder.





Bedroom Four

Double glazed window to front aspect, radiator.

Family Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal sink with tap, corner shower unit with shower attachment and glass screen, stainless steel towel radiator, extractor fan, double glazed window to side aspect, splash back tiles.



Separate WC

Low level WC, double glazed frosted window to side aspect.





Garden

Large patio providing space for garden furniture, low level brick surround, shed, steps to mainly laid to lawn area with mature shrub borders, outside light, outside water tap, secure side access to front.

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

Your View...

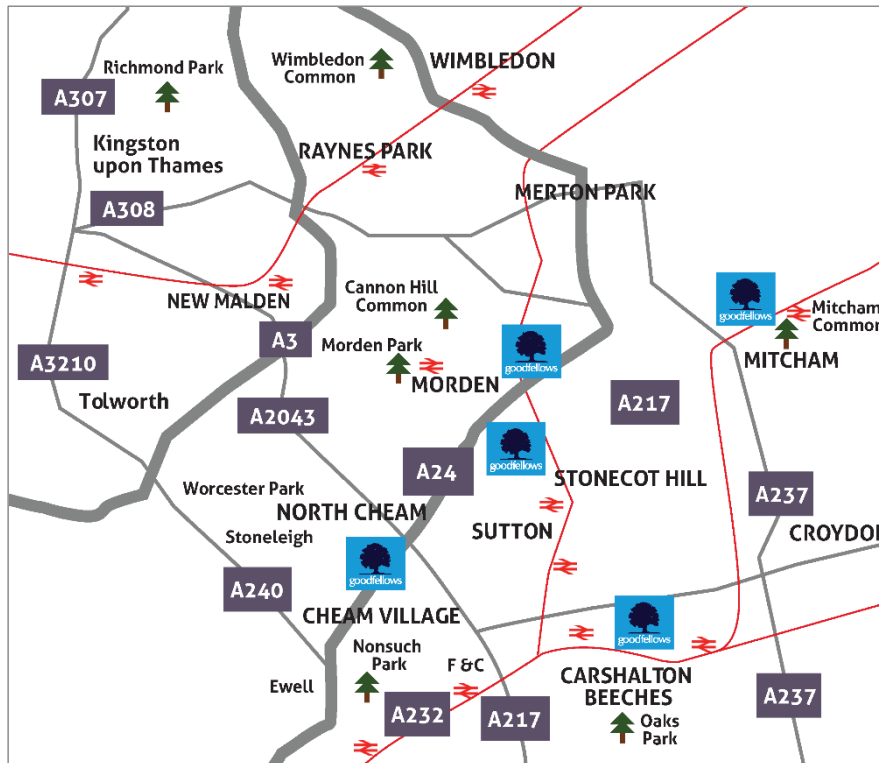
140 Cheam Road

Approximate Gross Internal Area = 141.8 sq m / 1526 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073843)

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

Goodfellows - Cheam Village

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

T: 020 8643 5252

cheam@goodfellows.co.uk

www.goodfellows.co.uk



For full EPC please contact the branch