



19 Quarry Rise, Cheam, Sutton, SM1 2DW

Offers in excess of: £650,000

Freehold

EPC Rating E – Council Tax Band D

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





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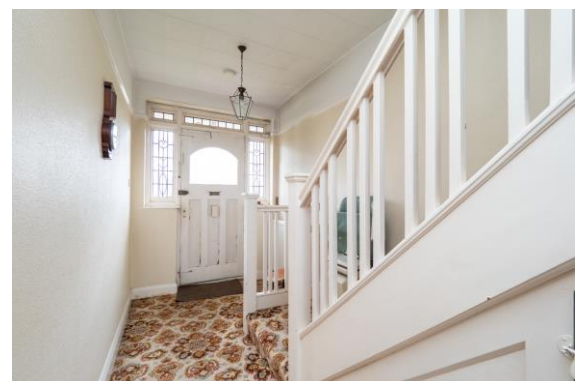
Freehold

Situated in one of Cheam's most sought after roads is this character three bedroom semi detached house offering scope for extension STPP.

The property also comprises two receptions rooms and an upstairs bathroom and separate toilet. Outside there is a mature extensive rear garden and the front is lawned with a driveway leading to the garage.

This house offers the potential to put your own stamp on it and comes with the benefit of no onward chain.

With its convenient location and easy access to Cheam Village, West Sutton and Sutton train station as well as many highly regarded schools, this house is a must view for any family.



Front

Low level brick wall to front, laid to lawn area with shrub border, pathway to front open porch, drop curb and driveway, access to up and over garage door.

Entrance Hall

Approached via original wood door with frosted glazed window, obscure leaded glazed window to front aspect, picture rail, under stair storage cupboard housing fuse board and meters.

Living Room - 4.71 x 3.83

Double glazed rectangular bay window to front aspect, electric feature fireplace with wood mantle surround, picture rail.

Dining Room - 4.00 x 3.68

Double glazed patio doors leading to garden, feature fireplace with wood mantle surround, picture rail.

Kitchen - 2.87 x 2.05

Range of eye and base units with roll top worksurface, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for gas hob and oven, floor mounted boiler, radiator, recess space for fridge freezer, double glazed window to rear aspect, door to side aspect, splash back tiles.





First Floor Landing

Approached via open balustrade staircase, loft hatch, airing cupboard, doors to all first floor rooms.

Bedroom One - 4.58 x 3.76

Double glazed bay window to front aspect, radiator picture rail, enclosed chimney with wood mantle surround, radiator.

Bedroom Two - 3.99 x 3.87

Double glazed window to rear aspect, picture rail, enclosed chimney with wood mantle surround, radiator.

Bedroom Three - 2.51 x 1.98

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





Bathroom - 1.77 x 1.51

Panel enclosed bath with hot and cold tap and shower attachment, wall mounted wash basin with hot and cold taps, radiator, tiled walls, frosted double glazed window to rear aspect.

Separate WC

High level WC, frosted double glazed window to rear aspect.





Garden – Extends to 19.00

Patio area with mainly laid to lawn with mature shrub surround, brick built storage cupboard,

Garage - 5.00 x 2.44

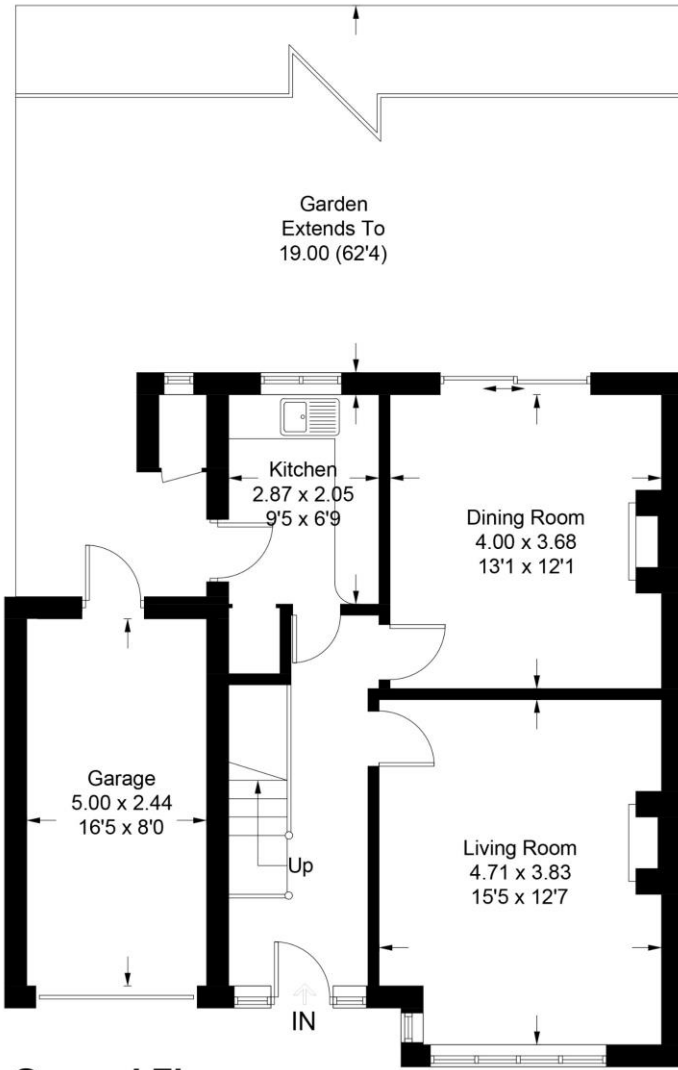
Up and over door to front aspect, door access to garden, power and light, wall mounted fuse board.

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

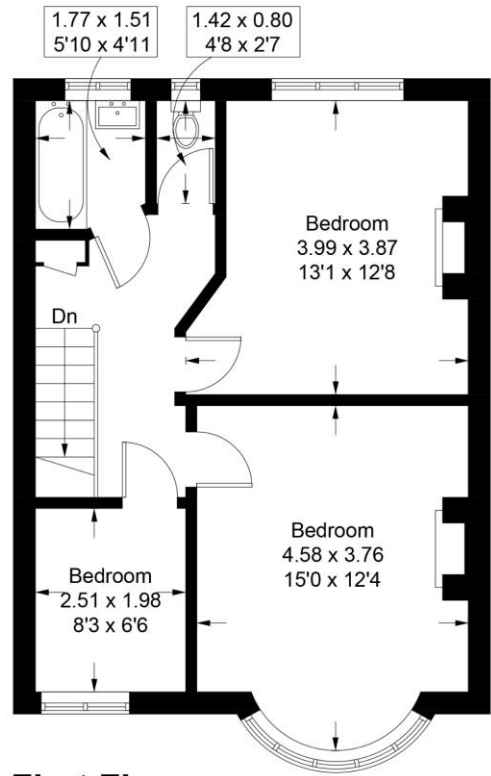
Your View...

Quarry Rise

Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 111.9 sq m / 1204 sq ft



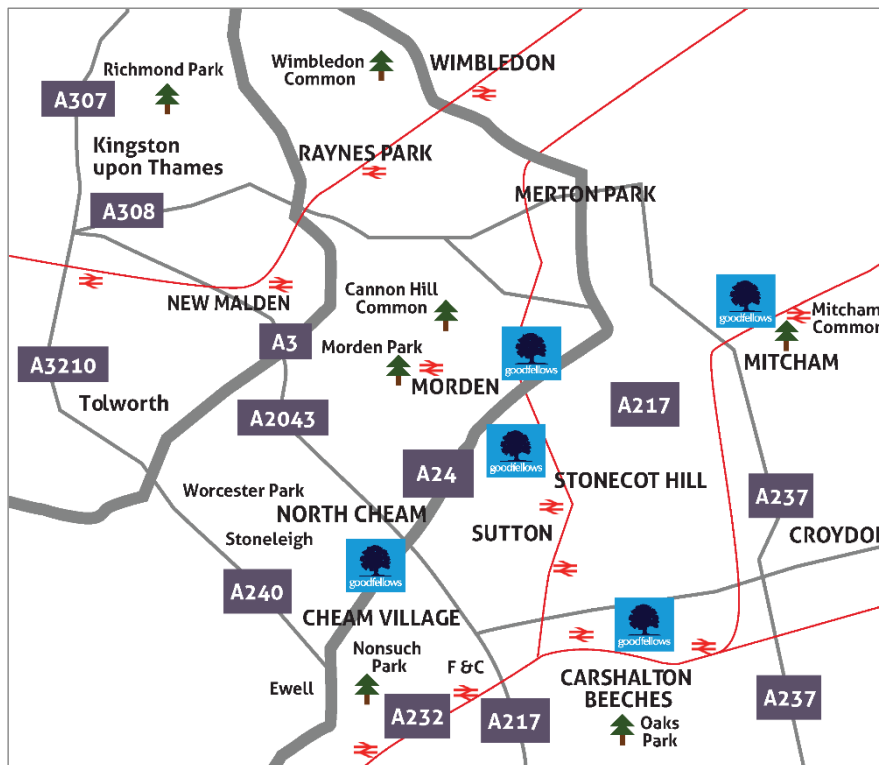
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074434)

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

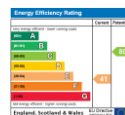
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For full EPC please contact the branch