



6 The Dene, Cheam, Sutton, SM2 7EG  
**Offers in Excess of: £900,000**

Freehold

EPC Rating D - Council Tax Band F

Other important information which you will need to know about this property can be found at [goodfellows.co.uk](http://goodfellows.co.uk)





**6 The Dene, Cheam, Sutton, SM2 7EG**

**Offers in Excess of: £900,000**

**Freehold**

Nestled in a sought after cul de sac in South Cheam, the property is comfortably located for highly regarded schools, excellent transport links and the amenities of nearby Cheam Village.

The well maintained, nicely presented interior offers the perfect family accommodation comprising three bedrooms, two reception rooms, conservatory, family bathroom and downstairs cloakroom.

Outside there is a large paved driveway leading to the garage and a wonderful mature rear garden.

There is planning in place to extend over the garage and to create a further bedroom with en-suite. The property also benefits from no chain.



### **Front**

Drop curb with block paved driveway for several cars, laid to lawn area with shrub borders, access to up and over garage door, gated enclosed access leading to rear garden.

### **Enclosed Porch**

Glass panel door and window to front aspect, light and tiled floor.

### **Entrance Lobby**

Wood panel door to front aspect, radiator, under stair cupboard housing meters, wall mounted lights.

### **Downstairs WC - 2.49 x 0.82**

Low level WC, wash basin with mixer tap, part tiled walls, extractor fan.

### **Living Room / Diner - 8.15 x 3.64**

Secondary glazed windows to front aspect, radiator, wall mounted lighting, sliding doors leading to:

### **Conservatory - 3.32 x 3.12**

Double glazed windows and double glazed sliding doors to rear aspect, radiator, tiled flooring.

### **Kitchen - 3.22 x 2.71**

Range of eye and base units with roll top worksurface, stainless steel 1 1/2 sink with mixer tap and drainer, gas hob with overhead extractor fan, tiled splashback, radiator, door to side aspect, double glazed window to rear aspect.





### **First Floor Landing**

Approached via staircase from ground floor, secondary glazed window to side aspect, loft hatch with pull down ladder, doors to all first floor rooms.

### **Bedroom One - 4.40 x 3.61**

Secondary glazed window to front aspect, radiator, fitted wardrobe.



### **Bedroom Two - 3.64 x 3.61**

Secondary window to rear aspect, fitted wardrobes, radiator.



### **Bedroom Three - 2.90 x 1.88**

Secondary glazed window to front aspect, radiator.



### **Family Bathroom**

Four piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, shower cubicle with thermostatic dial and overhead shower, low level WC, vanity unit with under storage, secondary glazed window to rear aspect, airing cupboard.





**Garden - Extends to 22.0**

Mainly laid to lawn with mature shrub and flower borders, patio area, shed, greenhouse, water tap access to garage and front.

**Garage - 5.61 x 2.90**

Up and over garage door, door access to garden, glazed window overlooking garden, power and light.

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

**Your View...**

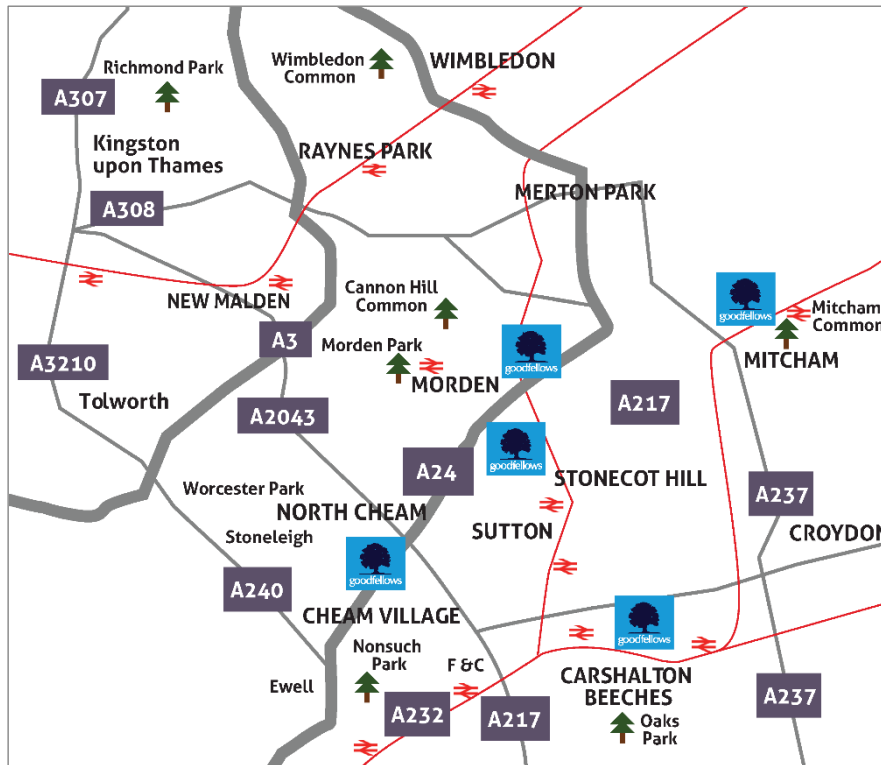
# The Dene

Approximate Gross Internal Area = 142.4 sq m / 1533 sq ft  
(Including Garage / Excluding Green House / Shed)



Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1076192)

# 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

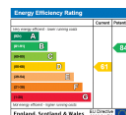
## Goodfellows - Cheam Village

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For full EPC please contact the branch