



## Goodfellows - Cheam Village

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

T: 020 8643 5252

cheam@goodfellows.co.uk

www.goodfellows.co.uk

## 5 Dallas Court, Dallas Road, Cheam, Sutton, SM3 8RS



### Overview...

Cheam Village Location

Three Bedrooms

Long Lease

Chain Free

EPC Rating E

Council Tax Band C

Garage

0.5 Miles to Station



Being so close to the village you really are spoilt for convenience. With all the essential shops, excellent transport links and the beautiful open parks and playing fields, there is not much more you require in a surrounding location.

The property has a versatile set up to where it can offer it being a three bedroom flat or alternatively a two bed property with a double reception/office. There is a fitted kitchen overlooking the rear gardens and a family bathroom suite.

Additional features to this property include communal gardens, private garage en bloc and is sold with no ongoing chain. Viewing advised.

## Offers in Excess of : £325,000 Share of Freehold

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

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

[www.goodfellows.co.uk](http://www.goodfellows.co.uk)



**Front**

Footpath to main entrance, mainly laid to lawn communal gardens with mature shrub borders.

**Entrance**

Approached via wood panel door with glazed windows, storage cupboard, wood flooring, doors to all rooms.

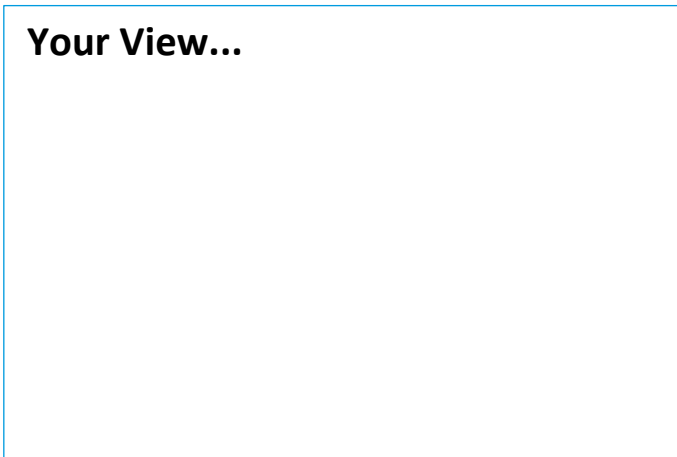
**Lounge - 3.79 x 3.78**

Double glazed UPVC windows to front aspect, electric heaters, TV port.

**Kitchen - 2.39 x 2.32**

Double glazed window to rear aspect, range of eye and base units with roll top worksurface, breakfast bar, sink with mixer tap and drainer, electric hob with overhead extractor fan, built in oven, space for fridge/freezer, space and plumbing for washing machine, cupboard housing electric meter, part tiled walls and tiled floor.





**Bedroom One - 3.78 x 3.36**

Double glazed window to front aspect, electric heating.

**Bedroom Two - 3.78 x 2.47**

Double glazed windows to front aspect, electric heating.

**Bedroom Three - 3.31 x 3.28**

Double glazed windows to rear aspect, electric heating.

**Bathroom**

Double glazed obscure window to rear aspect, wood panel enclosed bath with mixer tap, shower attachment, electric shower and glass shower screen, low level WC, wash hand basin with mixer tap, part tiled walls and tiled floor, extractor fan, electric towel radiator.

**Communal Gardens**

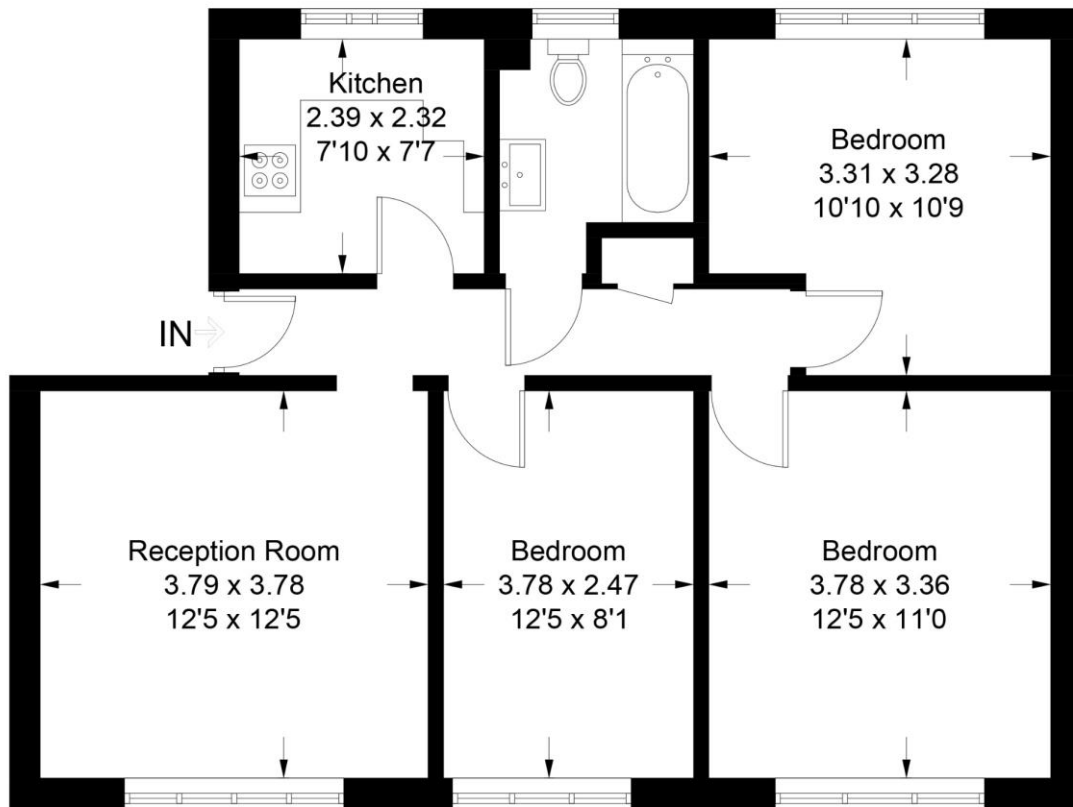
Laid to lawn with shrub borders, pathway leading to garage.

**Garage en Bloc**

Up and over door.

# Dallas Court

Approximate Gross Internal Area = 65.2 sq m / 702 sq ft



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID730927)

## Local Authority

London Borough of Sutton

## Referral Fee's

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

## Fixtures & Fittings

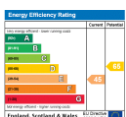
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## All Measurements

All Measurements are Approximate

## Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

**Goodfellows - Cheam Village**

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

T: 020 8643 5252

cheam@goodfellows.co.uk

[www.goodfellows.co.uk](http://www.goodfellows.co.uk)