

FOR SALE



Frederick Gardens, Cheam, Sutton, SM1
“Offers in Excess of £475,000” FH

MARTIN&CO

- END OF TERRACE FAMILY HOUSE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- UNMODERNISED CONDITION
- CUL-DE-SAC SETTING
- ACCESS TO GOOD LOCAL SCHOOLS
- OFF STREET PARKING
- SCOPE TO REBUILD A GARAGE IF REQUIRED
- SCOPE TO EXTEND TO THE SIDE (STPP)
- SCOPE FOR A LOFT CONVERSION (STPP)
- 105' X 49' SECLUDED LARGER SIDE GARDEN
- SPACE FOR A HOME OFFICE/SUMMER HOUSE
- NO CHAIN
- KEYS HELD



NO CHAIN. A spacious 3 bedroom End of Terrace UNMODERNISED family house, with a 105ft x 49ft large triangular side & rear garden, ready for a new family to refurbish to their own specification.

Situated in a quieter Cul-De-Sac, close to West Sutton Station and accessible to numerous excellent local schools in the local Cheam & Sutton Area. Includes off street parking, shared access to potentially rebuild the garage on the side or to extend into the loft & on the side (STPP).

The secluded garden has been cleared, so the space and aspect is ideal for the whole family, very suitable for a summer house/home office.

Please view the 360 degree virtual tour and all the photo's online, before booking to view.

Interested parties must be prepared to fully refurbish this property, prior to moving in.

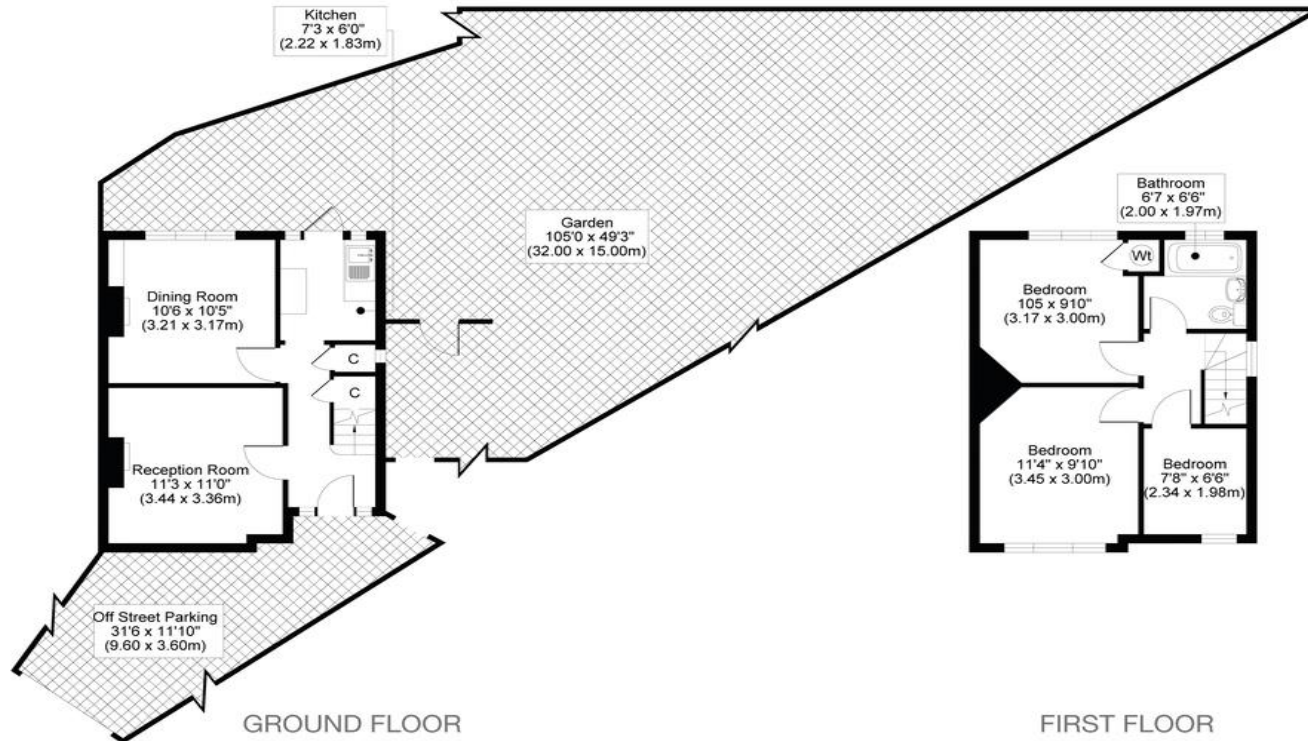
KEYS HELD. SOLE AGENT.

EPC Band G (Unmodernised Rating).

Sutton Council Tax band D = £2,166.18 pa.



FREDERICK GARDENS, SM1
TOTAL APPROX FLOOR PLAN AREA 720 SQ.FT (67 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by Beazer Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation and availability of your funds in order that our client may make an informed decision

