

FOR SALE



Tonfield Road, North Cheam, Sutton, SM3
Asking Price of £595,000 FH

MARTIN&CO

Tonfield Road, North Cheam, Sutton, SM3

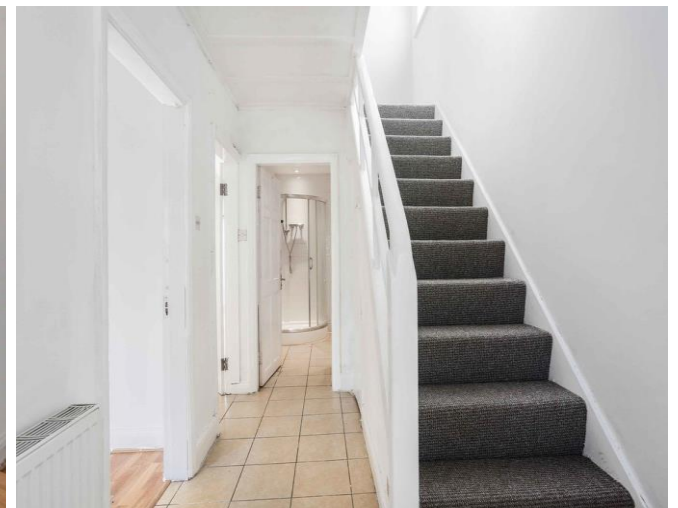
- 3/4 BEDROOM SEMI DETACHED FAMILY HOUSE
- 3 RECEPTIONS + DINING AREA
- WIDER PLOT ON THE CORNER
- 2 BATHROOMS – ONE ON EACH FLOOR
- SIDE & REAR ADDITIONS + FURTHER LEAN-TO
- OFF STREET PARKING TO FRONT 2-3 CARS
- GARAGE/LARGE REAR SHED (KERB NOT DROPPED)
- ACCESSIBLE TO GLENTHORNE SCHOOL
- REQUIRES UPDATING/ LONG TERM REFURBISHMENT
- POTENTIAL FOR A DOUBLE FRONTED HOUSE (STPP)
- POTENTIAL FOR A LOFT CONVERSION (STPP)
- SCOPE TO EXTEND TO THE REAR (STPP)
- LIVEABLE IN THE INTERIM
- FLEXIBLE ACCOMODATION
- SIDE ADDITION TO SUIT ELDERLY RELATIVE
- SCOPE FOR FURTHER BATHROOM IF REQUIRED
- CLOSE TO LOCAL SHOPS
- BUS ROUTES TO MORDEN TUBE
- NO CHAIN
- KEYS HELD



NO CHAIN. A spacious 3/4 bedroom, 3 reception Semi-Detached family house with parking on the driveway, on a wider corner plot. Previously extended to the side and rear, with a large lean-to, located close to parks, shops, numerous local schools including Glenthorne High School. Currently with a dated kitchen, bathroom & shower room, but has GCH & partially redecorated, so ideal for a family/investor, to move in & later update/refurbish to their own tastes. Huge potential to make into a double fronted house, add a modern kitchen extension or to convert the loft (STPP). Flexible accommodation for a larger family or someone who wants to work from home.

Good sized rear patio garden currently, plus a long garage/shed. Buyers would have to make some repairs & apply for the dropped kerb side access. (Previous owner collected classic cars).

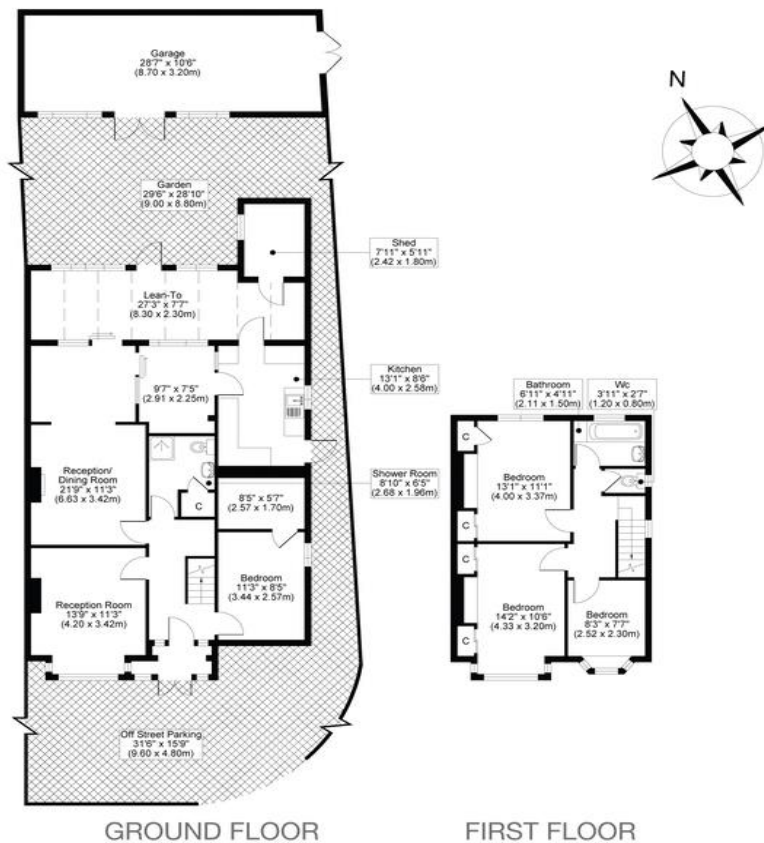
So a great potential long term investment. Viewing is highly recommended. Sole Agents. Keys Held. Sutton Council Tax Band E £2.503.58. EPC Band TBC.



TONFIELD ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & LEAN-TO 1959 SQ.FT (182 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & LEAN-TO 1412 SQ.FT (131 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.



Martin & Co Sutton

32 Stonecot Hill • Sutton • SM3 9HE
 T: 0208 3379647 • E: SUTTON@MARTINCO.COM

<http://www.martinco.com/>

MARTIN&CO

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 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 KEEP UP YOUR 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 of the source of your funds in order that our client may make an informed decision

