

FOR SALE



North Cheam, Sutton, SM3
Asking Price of £675,000 FH

MARTIN&CO



Martin & Co

North Cheam, Sutton, SM3

4 Bedrooms, 2 Bathrooms, (1 En Suite)

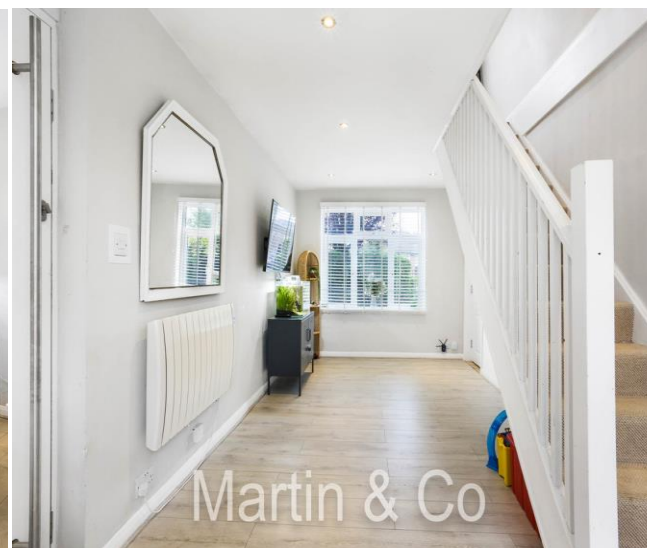
Annex with own entrance, Parking for 4/5+

Cars, Remote Controlled Gate

- SEMI DETACHED FAMILY HOUSE
- DOUBLE FRONTED WITH MODERN ANNEX
- 3 RECEPTION ROOMS OVERALL
- 4 BEDROOMS
- 2 MODERN BATHROOMS, (1 EN-SUITE).
- SEPARATE ANNEX ENTRANCE
- WIDE IN & OUT DRIVEWAY FOR 4/5+ CARS
- REMOTE CONTROLLED GATE ACCESS
- FOR GREATER SECURITY
- LUXURY KITCHEN/BREAKFAST ROOM
- CLOSE TO CHEAM PARK FARM PRIMARY
- SOLID HERRINGBONE FLOOR
- PLANTATION SHUTTERS
- UTILITY AREA IN ANNEX
- SUIT SHARED FAMILY ACCOMODATION
- LANDSCAPED SOUTH FACING GARDEN
- 2 PATIO AREAS IDEAL FOR ENTERTAINING
- CLOSE TO NORTH CHEAM HIGH STREET
- BUS ROUTES TO NUMEROUS STATIONS
- EASY ACCESS TO THE M25
- VERY WELL PRESENTED
- VIEWING HIGHLY RECOMMENDED
- SOLE AGENT



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A superb 4 BEDROOM 2 BATHROOM DOUBLE FRONTED SEMI-DETACHED HOUSE with a modern 2 STOREY ANNEX, on a CORNER PLOT, with a large IN & OUT DRIVEWAY and remote controlled gate. Situated in a residential road in the North Cheam & Sutton area, walking distance to local schools including Cheam Park Farm Primary, all local shops & amenities, plus North Cheam & Nonsuch Parks. Bus routes provide access to Cheam, Sutton & Worcester Park Stations and the A217 is ideal for the M25.

Ground Floor: Reception room, luxury modern kitchen/Breakfast room incorporating reception 2, plus a large reception room & utility area in the Annex, via an interconnecting door.

First Floor: 3 Bedrooms and a modern family bathroom, plus a large double bedroom with a private en-suite shower room (Annex). Sunny landscaped rear patio garden & side patio area plus the front driveway with parking for 4/5+ cars.

VIEWING HIGHLY RECOMMENDED. SOLE AGENT.

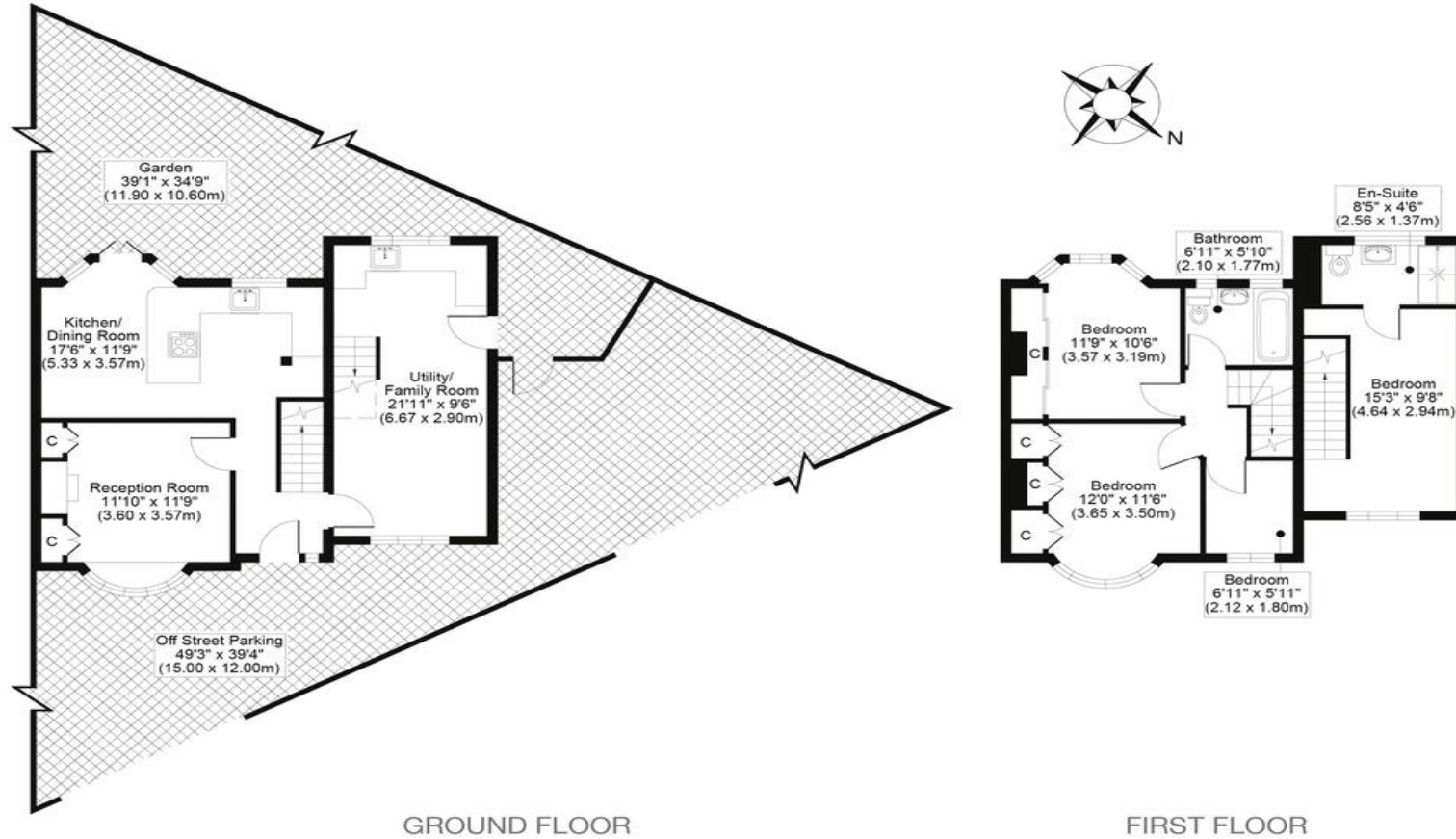
Sutton Council Tax Band C = £1,925.49 pa. EPC Band D.





STAINES AVENUE, SM3

TOTAL APPROX FLOOR PLAN AREA 1163 SQ.FT (108 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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MEDIA
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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 London & 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 KEEP UP 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 of the source and availability of your funds in order that our client may make an informed decision