

**FOR SALE**



**Oakdene Mews, Sutton, Cheam, SM3**  
**"Offers in Excess of £350,000". FREEHOLD HOUSE**

**MARTIN&CO**





- SEMI DETACHED 1 BEDROOM HOUSE
- INTERNAL SPACE LIKE A 2 BEDROOM FLAT
- FREEHOLD (NOT LEASEHOLD)
- SPACIOUS LIVING/DINING ROOM
- BAY WINDOW OVERLOOKING GARDEN
- UPGRADED KITCHEN OPEN PLAN TO SIDE
- SITUATED ON THE CHEAM/SUTTON BORDER
- SMALL ANNUAL CHARGE £518.58 PA  
INCLUDES UPKEEP OF MEWS & GRASS CUT
- SUPERB LUXURY MODERN BATHROOM
- OWN SECTION OF FRONT GARDEN
- SPACIOUS BEDROOM WITH TALL CEILINGS
- HOME OFFICE / WALK-IN WARDROBE OFF  
MAIN BEDROOM + INTERNAL WINDOW
- OWN ALLOCATED PARKING SPACE ON SITE
- LOFT WITH LADDER FOR AMPLE STORAGE
- BUS ROUTES TO MORDEN TUBE
- CLOSE TO LOCAL SHOPS & SCHOOLS
- 2018 NEW ELECTRIC HEATING INSTALLED  
NEW RADIATORS, NEW LOFT TANK
- KITCHEN UPGRADES IN 2018
- LAMINATE FLOORING ON GROUND FLOOR
- WIDER STAIRCASE GOOD NATURAL LIGHT
- FRONT BRICK BEDS & BUSHES INCLUDED
- VIEWING HIGHLY RECOMMENDED
- SOLE AGENT
- KEYS HELD

A unique 1 bedroom Semi Detached Mews house, off Ash Road, with a parking space & own section of the front garden. This 2 storey property is back to back with other houses, offering similar internal space to some 2 bedroom flats.

Buyers may prefer a Freehold house and not leasehold flat.

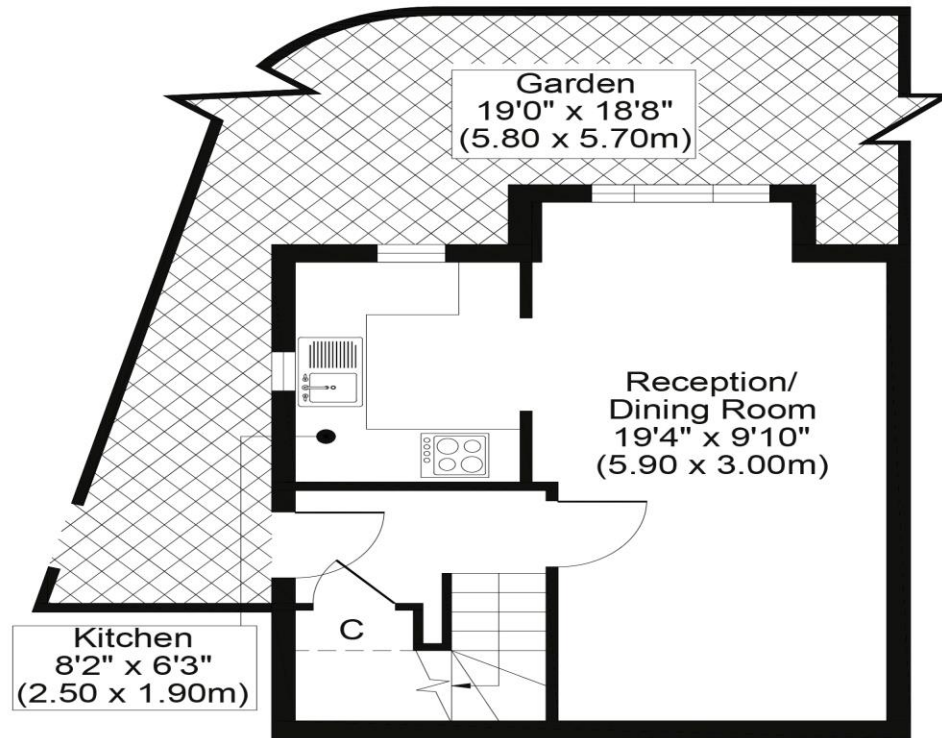
Front door, entrance hall, good sized living/dining room, opening onto the kitchen. Wide staircase upstairs to the spacious double bedroom with tall ceilings, door to a single sized room with an internal window over staircase. Suitable as a home office, space for baby/child or as a walk-in wardrobe. Luxury modern bathroom & access to a loft for storage.

The left section of garden is allocated to this property, plus a parking space on site, accessed from the Mews driveway. Viewing Highly Recommended. Sutton Council Tax Band D = £2,269.72 PA. EPC Band D. Sole Agent.

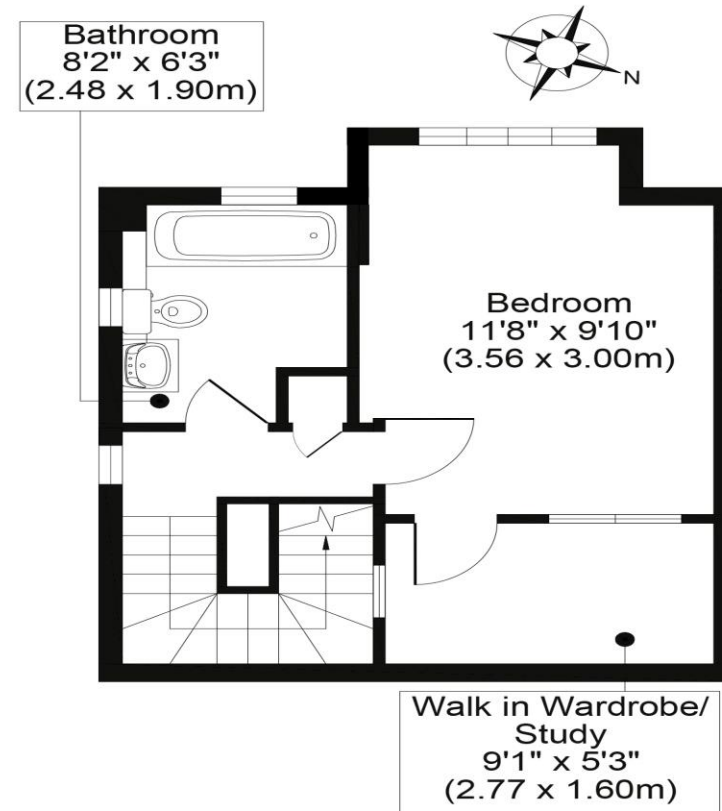
Small Mews service charge £511.58 pa.







GROUND FLOOR



FIRST FLOOR

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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opticmedia.co.uk

## Martin & Co Sutton

32 Stonecot Hill • Sutton • SM3 9HE

T: 0208 337 9647 • E: SUTTON@MARTINCO.COM

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

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