

**FOR SALE**



**Ash Road, Sutton, Cheam, SM3**  
**Asking Price Of £640,000 FH + NO CHAIN**

**MARTIN&CO**



**Ash Road, Sutton, Cheam, SM3**

**3 Bedrooms, 1 Bathroom**

- SEMI DETACHED FAMILY HOUSE
- NO CHAIN
- SUTTON/CHEAM BORDERS
- WIDER PLOT AS GARAGE TO THE SIDE
- 2 LARGE RECEPTION ROOMS
- 3 GOOD SIZED BEDROOMS
- SIDE EXTENDED MODERN FITTED KITCHEN
- GAS & ELECTRIC OVENS & APPLIANCES
- GARAGE + REMOTE CONTROLLED DOOR
- RESIN GRAVEL DRIVEWAY FOR 2 CARS
- MODERN JACUZZI BATHROOM & SHOWER
- REMOTE CONTROLLED GAS FIRE
- MODERN CONSERVATORY
- 46 FT SOUTH/WEST FACING REAR GARDEN
- SCOPE TO MAKE DOUBLE FRONTED STTP
- LOFT CONVERSION POTENTIAL STTP
- RECENT GAS FIRED BOILER
- ACCESS TO GLENTHORNE HIGH SCHOOL
- POPULAR RESIDENTIAL AREA
- BUS ROUTES TO MORDEN TUBE STATION
- LOCAL SHOPS & RESTUARANTS
- SOLE AGENT
- VIEWING HIGHLY RECOMMENDED
- KEYS HELD



**SPACIOUS 3 BED SEMI-DETACHED FAMILY HOUSE with NO CHAIN.**

2 large reception rooms, side extended modern kitchen with gas & electric ovens, large modern conservatory, jacuzzi bath & shower, garage (Remote-controlled roller door), 44ft SOUTH/WEST facing garden & parking for 2 cars on resin gravel driveway.

Well presented and ready for the next family to move in and develop as required. Located on the Sutton/Cheam border, an ideal residential area near excellent local schools, shops, parks & facilities, accessible for Glenthorne High School. Choice of bus routes into Morden Tube station & Sutton Common station, Wimbledon, Cheam & Worcester Park town centres.

Huge potential to be made double fronted/extended to the side/rear or into the loft (STPP). VIEWING HIGHLY RECOMMENDED. SOLE AGENT. KEYS HELD.

EPC Band D. Sutton Council Tax Band E = £2,774.10 PA.





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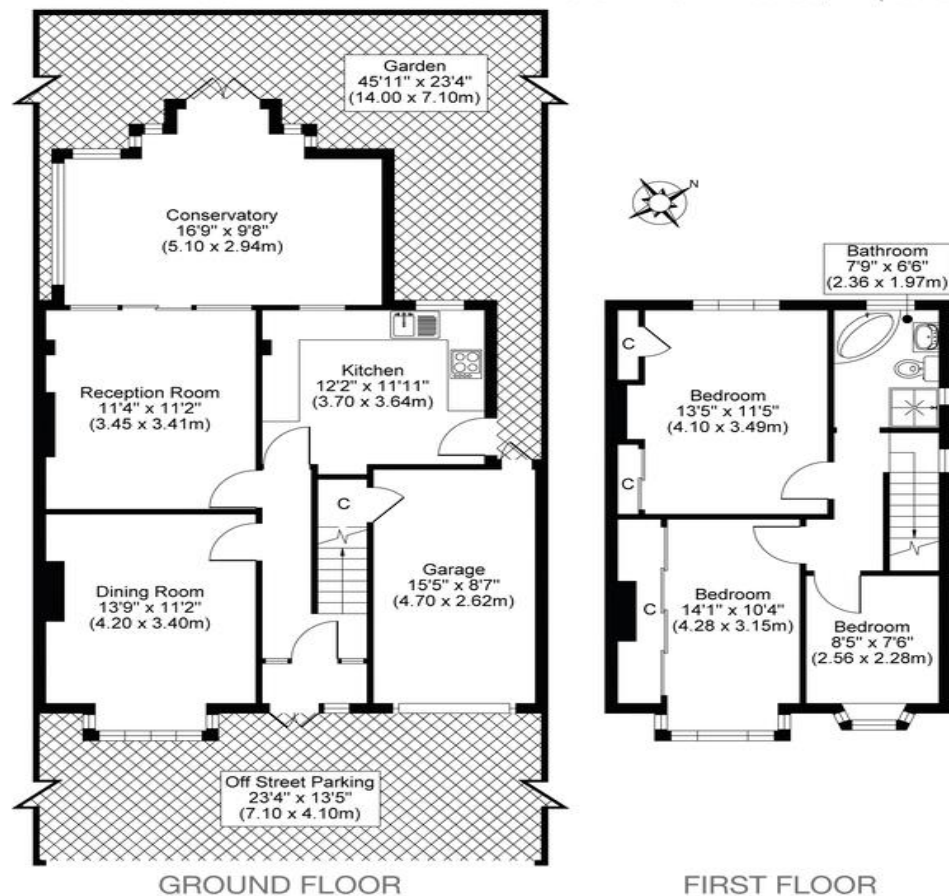


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## ASH ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1295 SQ.FT (120 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 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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## Martin & Co Sutton

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**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 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