

**FOR SALE**



**Ash Road, Sutton, Cheam, SM3**  
**Asking Price of £725,000 FH**

**MARTIN&CO**

## Ash Road, Sutton, Cheam, SM3



- SEMI DETACHED FAMILY HOUSE
- 4 BEDROOMS
- 2 BATHROOMS
- 2/3 RECEPTIONS ROOMS
- LOFT CONVERSION
- CATHEDRAL STYLE CONSERVATORY
- WITH KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- CLOAKROOM (3 TOILETS)
- 64FT X 27FT SOUTH FACING GARDEN
- PARKING FOR 2 CARS ON DRIVEWAY
- GARAGE WITH SCOPE TO CONVERT STPP
- POTENTIAL FOR DOUBLE FRONTED STPP
- NEAR GLENTHORNE HIGH SCHOOL
- BUS ROUTES TO MORDEN TUBE
- STRIPPED WOODEN FLOORS
- WOODEN STAIRCASE & DOORS
- FITTED KITCHEN WITH GRANITE TOPS
- LARGE FAMILY / GAMES ROOM
- REAR HOME OFFICE
- PLANTATION SHUTTERS
- EV CHARGING POINT
- WELL PRESENTED
- VIEWING RECOMMENDED
- SOLE AGENT
- KEYS HELD



A substantial 4 BEDROOM, 2 BATHROOM, SEMI-DETACHED HOUSE with parking for 2 cars, GARAGE & EV CHARGER, in a residential area on the Sutton/Cheam border.

Accessible to Sutton Common Station, local shops, parks & schools, including Glenthorne. Bus routes to Cheam, Sutton, Worcester Park & Wimbledon & Morden Tube. Front reception, rear reception leading to a wide kitchen/breakfast cathedral style conservatory, with fitted kitchen & granite tops, wide hallway, cloakroom and utility room.

On the first floor are 3 bedrooms & a family bathroom, the second floor loft conversion has a double bedroom + 2nd bathroom. Sunny 64ft x 27ft SOUTH/WEST garden with a rear Family/Games/ home office. Potential to extend into the garage, or make double fronted (STPP). INTERNAL VIEWING HIGHLY RECOMMENDED.

Sutton Council Tax Band D = £2,269.72 pa. EPC Band D. SOLE AGENT.

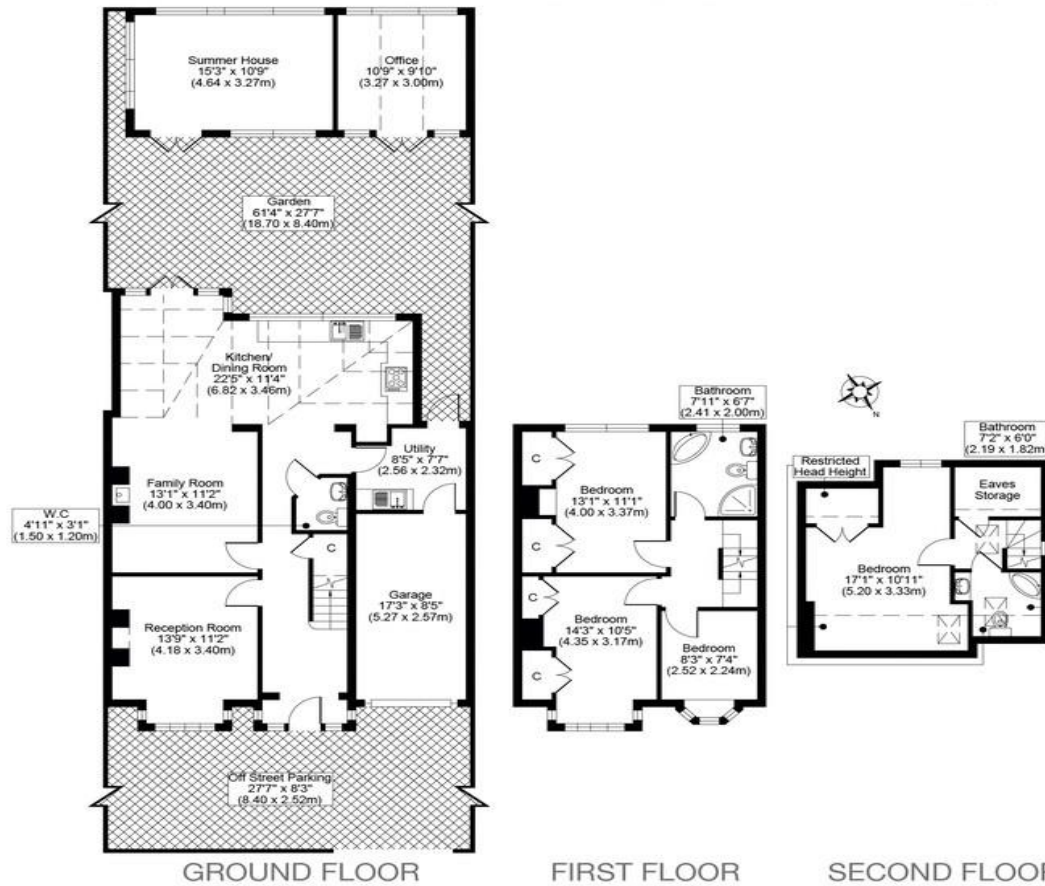
AGENTS NOTE: This property had a small repair to the Conservatory wall in 2022, contact agent for more information.



87 ASH ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING 1969 SQ.FT (183 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING 1456 SQ.FT (135 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 337 9647 • 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 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

**MARTIN&CO**

