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HERE TO GET *you* THERE



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Priory Crescent, Cheam, Sutton

Offers In Excess Of £570,000

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Hunters is proud to present this family semi detached home with three bedrooms, situated in a highly desirable area of North Cheam. It offers an expansive living space, spreading across large reception room with a fireplace, and a dining room that is leading to a separate fully fitted kitchen. Additionally, there is also a small bedroom, easily adaptable as a home office. The ground floor is furnished with a bathroom and a separate WC for added convenience.

On the upper level, the house comprises of two generously sized double bedrooms with plenty of storage space. Furthermore, a property comes with a private garden and a shed at the rear, that is accessible through the side gate as well as from the kitchen. The property benefits from off street parking to the front and includes a garage.

The house is ideally located in close proximity to local amenities and offers excellent transportation links. Viewings are highly recommended.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
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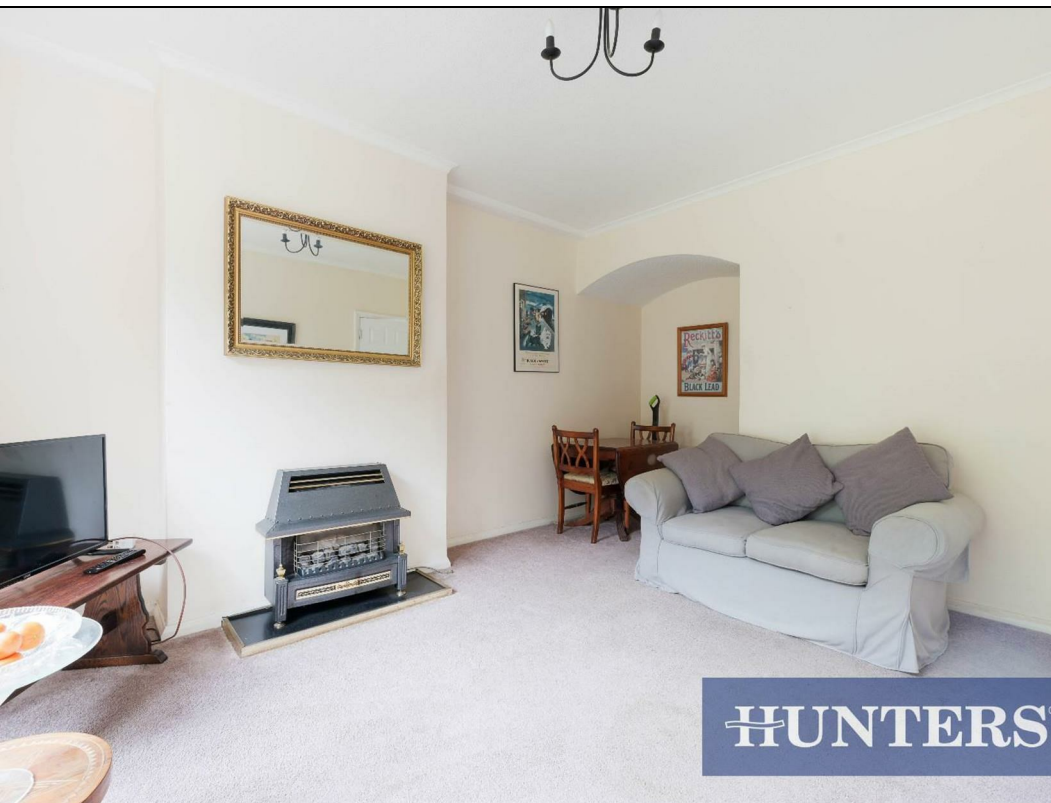


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KEY FEATURES

- No Chain
- Semi Detached House
- Three Bedrooms
- Fully Fitted Kitchen
- Off Street Parking
- Private Garden
- Excellent Transportation Links
- Close to Local Amenities
- Viewings are Highly Recommended





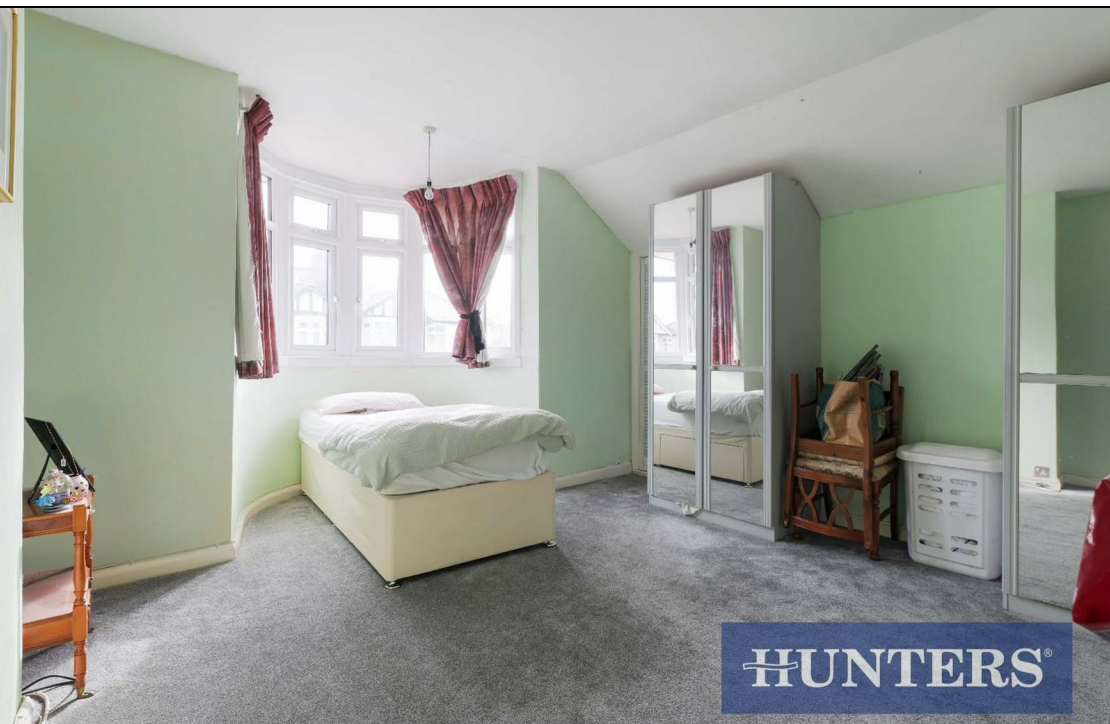
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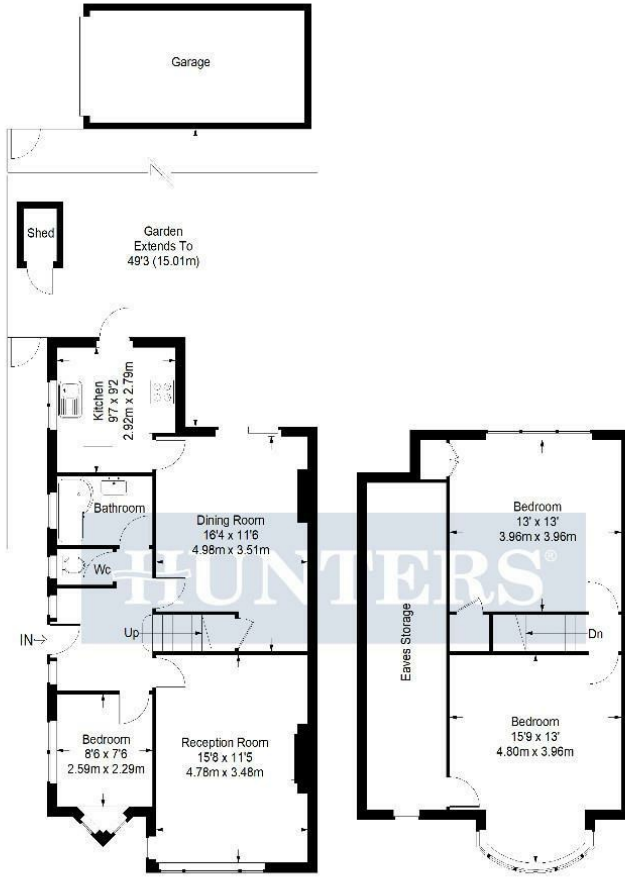


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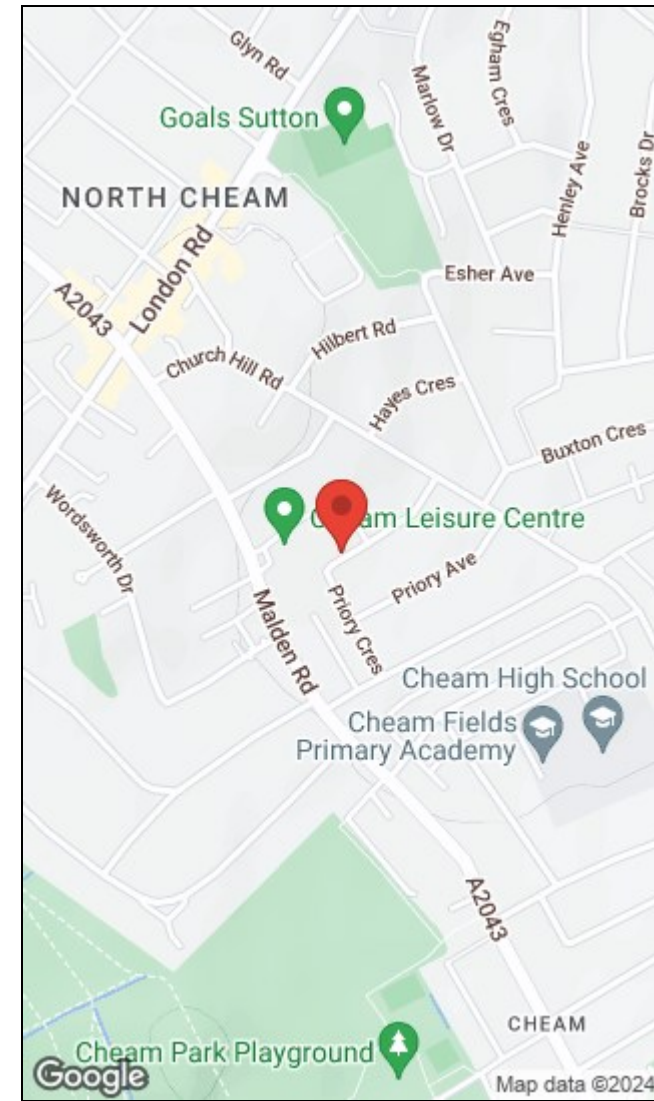
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Priory Crescent



Approximate Gross Internal Area
 GROUND FLOOR = 660 sq ft / 61.31 sq m
 FIRST FLOOR (EXCLUDING EAVES STORAGE) = 404 sq ft / 37.63 sq m
 Total = 1064 sq ft / 98.95 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	86
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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