



London Road, North Cheam

- Link Detached Family Home
- Two Reception Rooms
- Off Street Parking
- Ideal for First Time Buyers
- Three bedrooms
- Private Rear Garden
- Garage/Workshop
- Viewings are Highly Recommended.

Asking Price £550,000



Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

London Road, North Cheam

DESCRIPTION

Situated on the desirable London Road in North Cheam, this charming link detached bungalow offers a perfect blend of comfort and convenience. Built between 1930 and 1939, the property exudes character while providing modern family living.

This delightful home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style.

The property boasts a private rear garden, a tranquil oasis where you can unwind or host summer barbecues. The outdoor space is perfect for children to play or for gardening enthusiasts to cultivate their green thumb.

For those with vehicles, the property offers off-street parking for up to four cars, a rare find in this sought-after area.

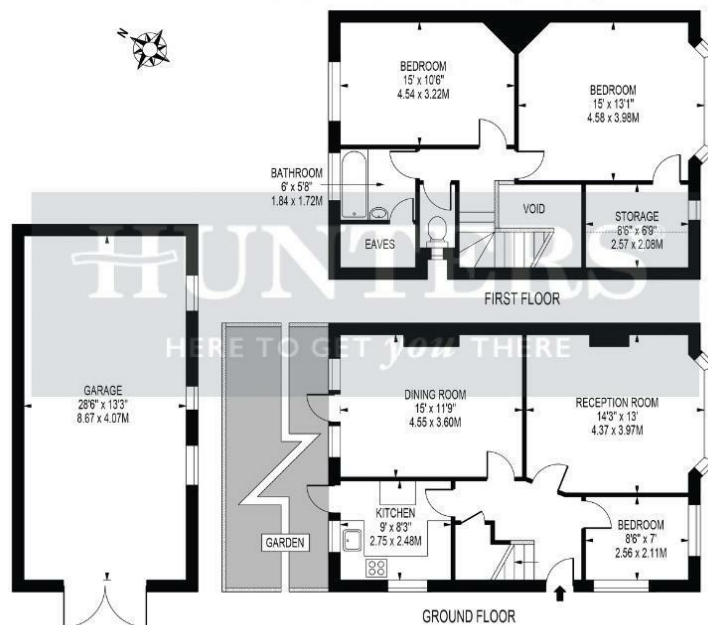
With its excellent location, this link detached property is well-connected to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This link detached family home is a wonderful opportunity to create lasting memories in a warm and welcoming environment. Don't miss your chance to make this charming property your own.

Viewings are highly recommended.



Council Tax: E

LONDON ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1141 SQ FT - 106.00 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA, EXCLUDING GARAGE & VOID)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE, RESTRICTED HEIGHT: 50 SQ FT - 4.62 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 380 SQ FT - 35.29 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



HUNTERS
HERE TO GET *you* THERE