



Scarborough Close, South Cheam

The **PERSONAL** Agent

Offers In Excess Of £1,350,000 Freehold

- 2122 sq ft property
- Four bedroom detached
- Kitchen/Breakfast room (19'1 x 14'8)
- Lounge / Dining Room (29'0 x 19'7)
- Ensuite and walk-in wardrobe to primary bedroom
- Utility room
- Double garage (18'8 x 14'0)
- Vendor suited



A very well presented detached family house with over 2100 sq ft of accommodation and situated in a quiet cul-de-sac in sought-after South Cheam.

The Personal Agent are delighted to offer for sale this 2122 sq ft four bedroom, detached property in the highly sought-after South Cheam. Situated in a quiet cul-de-sac, the property is well presented throughout and features include a large kitchen/breakfast room (19'1 x 14'8) and a lounge / dining room (29'0 x 19'7 max). The master suite, complete with air conditioning, includes a walk-in wardrobe with access to an ensuite with twin basins. Other benefits include a double garage and a driveway with ample parking.

To the ground floor are an entrance hall, a guest cloakroom, kitchen/breakfast room, which has bifold doors out to the rear garden; utility room, a high spec kitchen with underfloor heating, double ovens and double warming drawers and two velux windows; the double aspect lounge/dining room has two sets of double doors to the rear garden and is equipped with air conditioning.

On the first floor there is the master bedroom suite, three further bedrooms and main bathroom.

To the rear is a large landscaped garden with various sitting areas and mature plants and shrubs.

The property is a short distance from Belmont station and village, while Cheam station and high street are also nearby.

There are a number of schools in the area, most notably Nonsuch High School, a popular grammar school for girls; Avenue Primary School, Sutton Grammar, the prestigious Epsom College and Aberdour School in Banstead. An internal viewing is highly recommended to fully appreciate everything this fine home provides.

Tenure - Freehold
Council tax band - G





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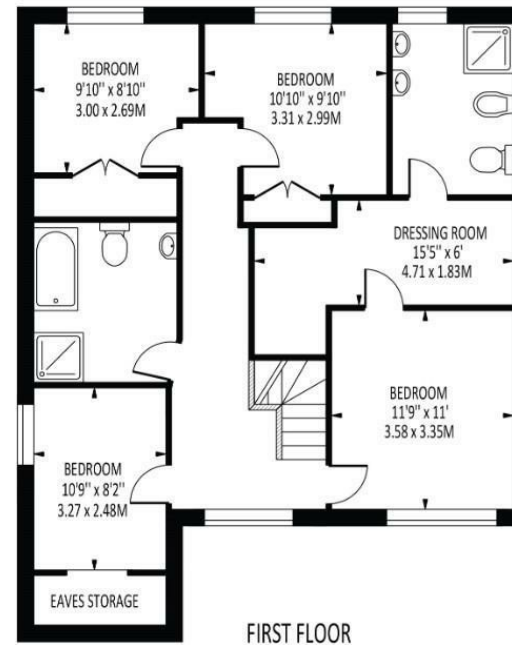
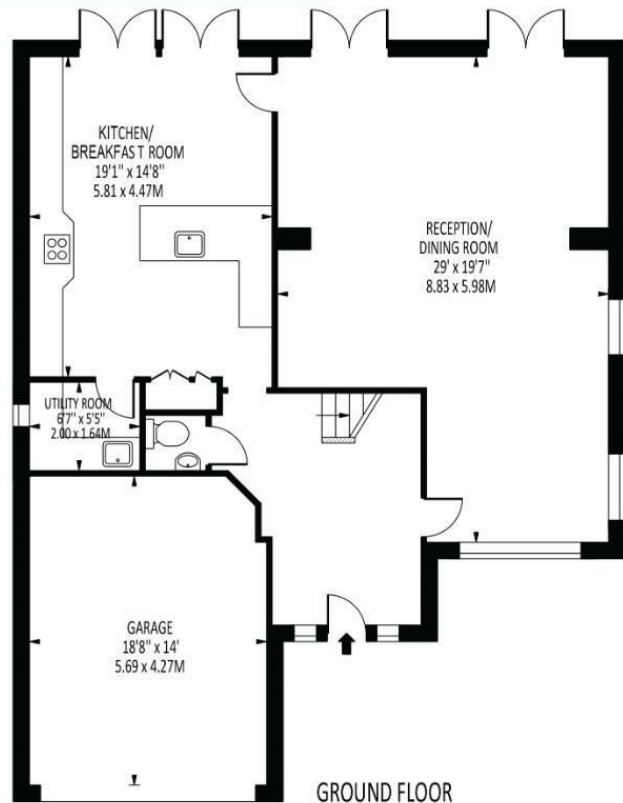


Scarborough Close Cheam

Total Area: 2122 SQ FT • 197.14 SQ M

(Including Garage)

Garage Area : 255 SQ FT • 23.69 SQ M



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

Disclaimer: 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 of 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.

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