



Lumley Road, Cheam

The **PERSONAL** Agent

£795,000

Freehold

- 1323sq ft Older style property
- Semi-detached
- Presented in stunning order
- Three bedrooms
- Sitting room with log-burner
- Superb kitchen/dining room
- Stylish bathroom and shower room
- Utility room
- Sunny garden with gazebo
- Parking for two/three cars



*** SALE AGREED WITHIN 5 DAYS OF
MARKETING LAUNCH ***

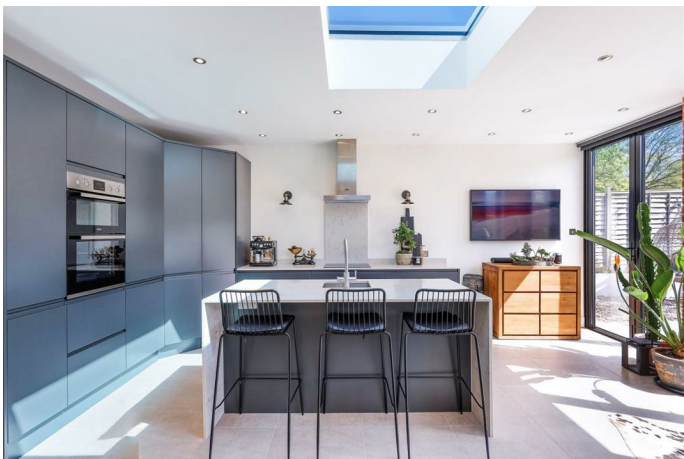
A very stylish older-style semi-detached house offered for sale having been significantly extended, improved and upgraded in recent years and now beautifully presented.

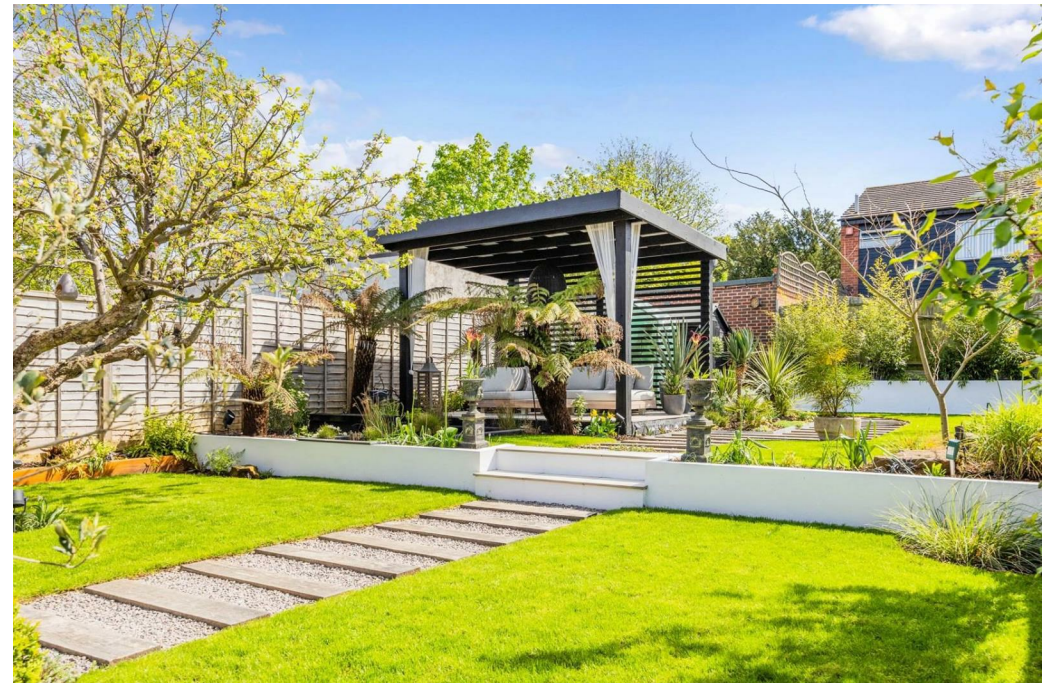
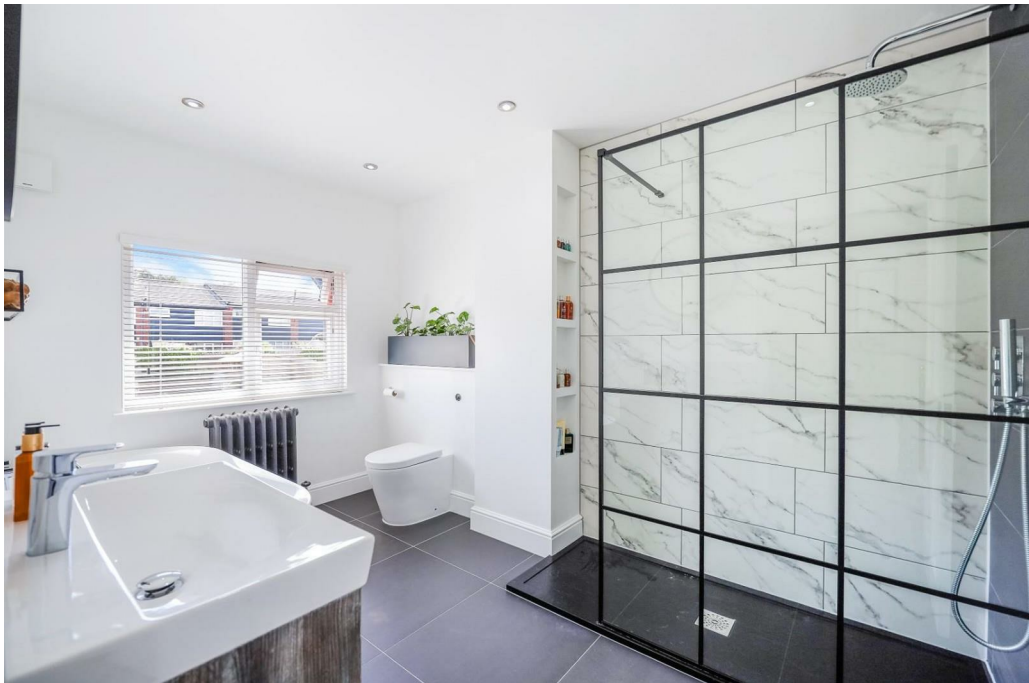
The classy interior-designed accommodation is arranged over two storeys and features include a welcoming

entrance hall, sitting room with log-burner; fantastic 19' x 17' kitchen/dining room with island unit and fitted appliances; three double bedrooms, main bathroom, ground floor shower room, utility room and guest cloakroom. Outside the rear garden is some 65' deep with a sunny southerly aspect and has a gazebo for catching those early evening rays.

The property is located in a peaceful residential road close to Cheam Village

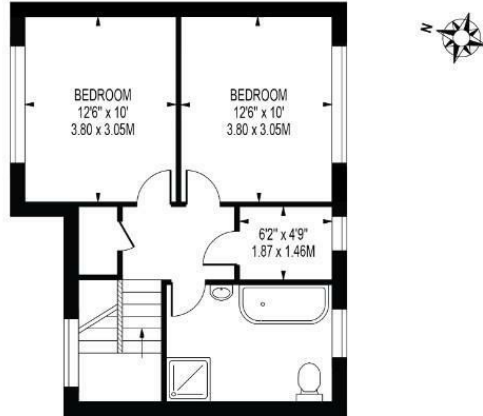
centre, with its range of shops, cafes, restaurants and Waitrose. Nonsuch and Cheam parks are nearby as is a range of schools, both state and private. Nearest stations are Cheam and West Sutton, giving frequent services into London.



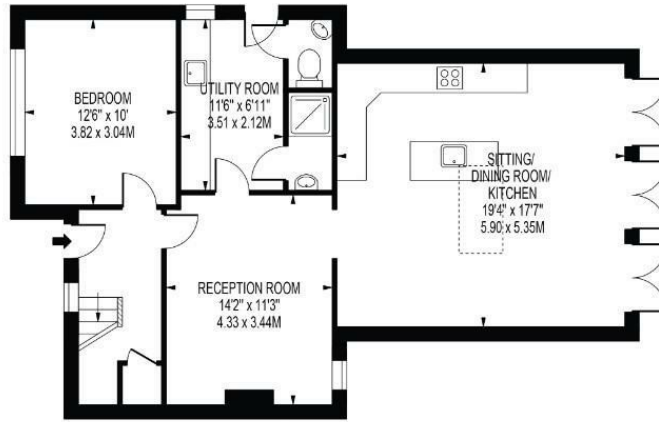


LUMLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1323 SQ FT - 123 SQ M



FIRST FLOOR



GROUND FLOOR
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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

