



68 Church Hill Road, Cheam, Sutton, SM3 8LJ



Offers over £600,000

Cromwells
ESTATE AGENTS



68 Church Hill Road

Cheam Sutton, SM3 8LJ

ABSOLUTELY BEAUTIFUL! Cromwells Wallington are proud to present this impeccably maintained three-bedroom family home. Featuring a spacious and stylish 17ft open-plan kitchen/dining area, a convenient downstairs WC, a luxurious bathroom, a charming rear garden, and generous off-street parking.

Set on a road in an extremely popular area, this home enjoys close proximity to renowned local schools and scenic open spaces. Just a short stroll from Cheam Village, it offers the perfect mix of comfort and convenience for modern family living.

Accommodation

Covered entrance

Obscure glazed composite front door to..

Spacious entrance hall

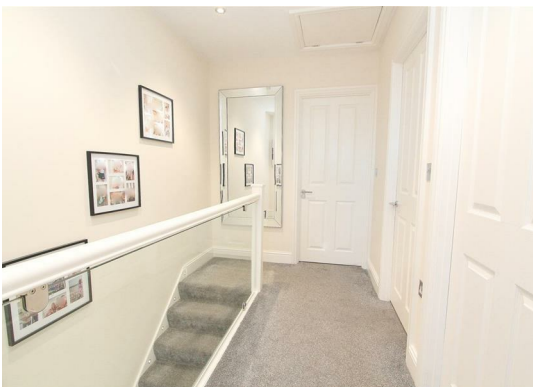
Wood flooring, modern radiator, under stairs storage cupboard,, wall mounted “hive” heating control.

Lounge

UPVC double glazed bay window to front aspect, wood flooring, modern radiator.

Plan kitchen/diner

Range of fitted gloss wall unit with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, inlaid induction hob with extractor fan above and oven/grill below, integrated fridge/freezer, integrated dishwasher and washing machine, space and plumbing for tumble dryer, wood flooring, breakfast bar area, modern radiator, UPVC double glazed window and patio doors to rear.





Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, wood flooring.

Stairs to 1st floor landing
Loft access

Bedroom one
UPVC double glazed bay window to front aspect, modern radiator, fitted wardrobes.

Bedroom two
UPVC double glazed window to rear aspect, modern radiator

Bedroom three
UPVC double glazed window to front modern radiator.

Bathroom
Luxury three-piece suite comprising panel enclosed bath with chrome mixer tap, thermostatic shower and hand attachment, wash hand basin, chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel, tiled walls, tiled flooring, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden approximately 70ft
Large paved patio area with footpath leading to further seating section, artificial lawn, decorative flower beds, garden shed, outside tap, fence enclosed, gated rear access.

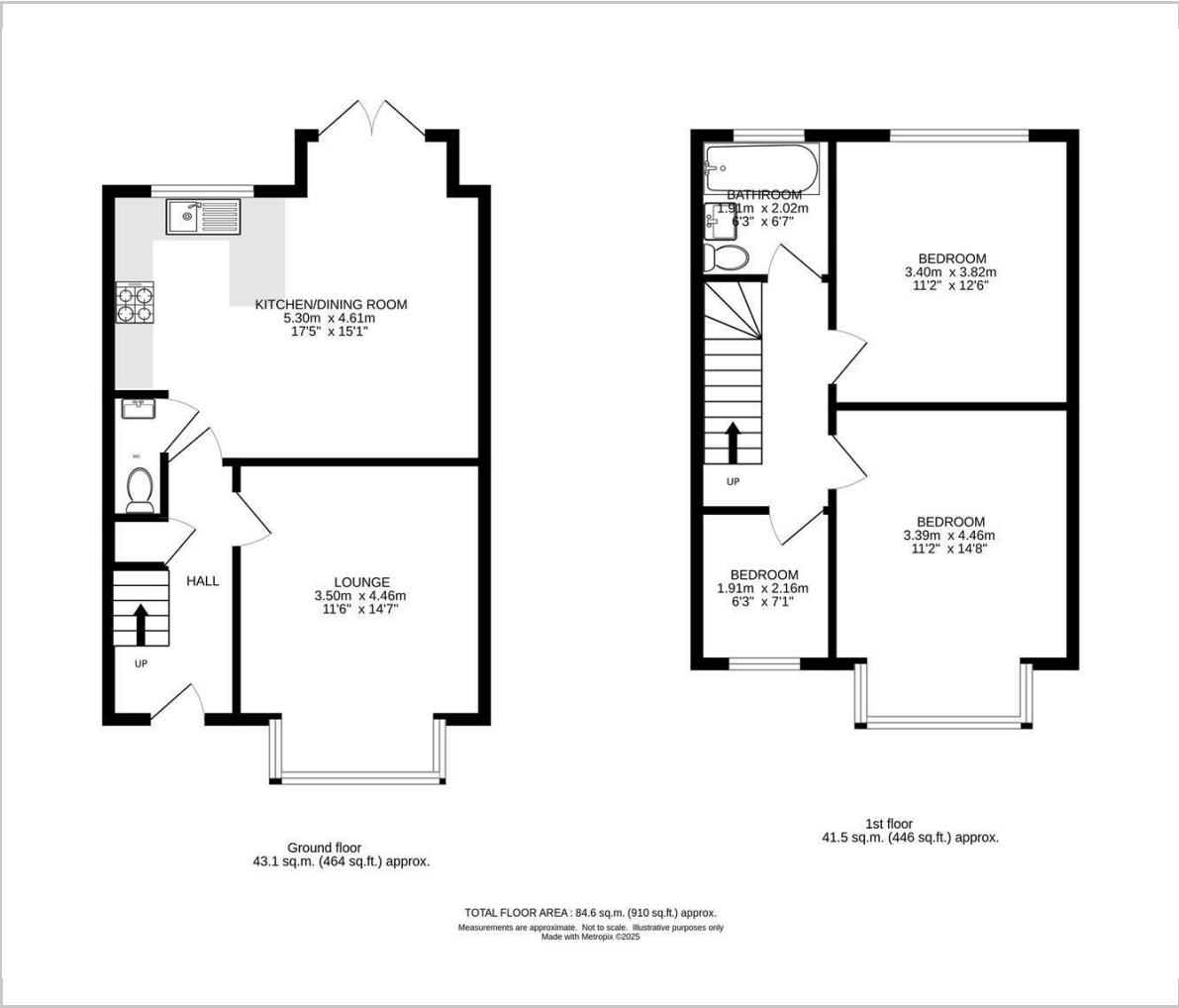
Front
Hardstanding providing off street parking for two vehicles with brickwall border.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

DISCLAIMER
Please note that the seller of this property is associated with a member of staff at Cromwells. This disclosure is made in accordance with legal requirements to ensure transparency.



Floor Plan

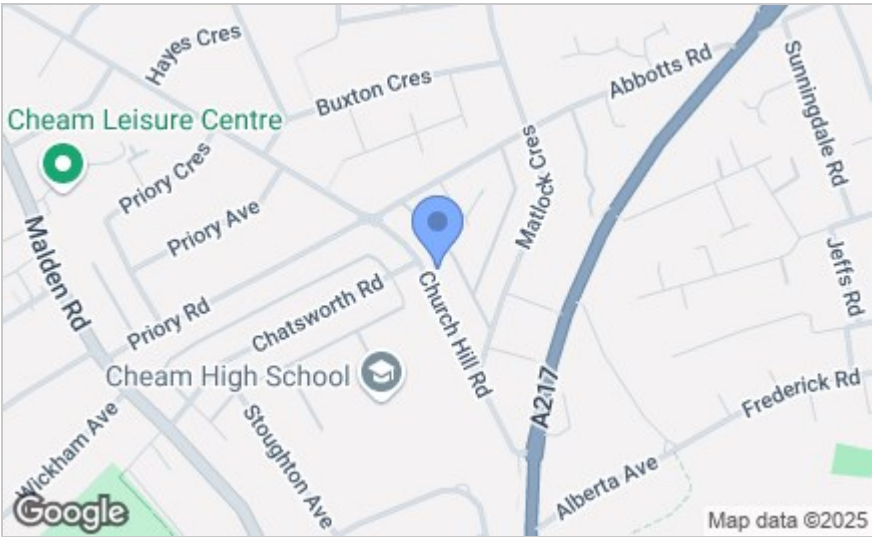


Viewing

Please contact our Cromwells Office on 0208 647 4422
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

