



**98 Church Hill Road, Sutton, SM3 8LJ**  
**Guide price £625,000**





A rare opportunity to purchase this freehold property, part commercial, part residential. Perfect for a buyer who runs their own business and who also wants to live on site. There is also huge potential to convert (stpp) into separate apartments or an HMO.

The property underwent a large extension in 1988 to provide extensive ground floor accommodation with kitchen/dining room, laundry room, good sized WC and generous treatment room/bedroom/reception room which leads directly onto an enclosed courtyard and a large detached double garage with power, light and secure roller shutter. There is also gated side access to the adjacent road. The front of the ground floor details an open plan area with a clear space currently designated for business use.

The first and second floor residential accommodation can be accessed via both the street and the ground floor accommodation. On the first floor there are three very well proportioned bedrooms, all serviced by a light, bright family bathroom. Stairs to the second floor reveals a converted loft, which offers a flexible space as either a bedroom, reception room or simply for additional storage.

The area boasts well-regarded schools including Cheam High School, Nonsuch High School for Girls, St Dunstan's Cheam CofE Primary School and Cuddington Croft Primary School. Cheam railway station is close by and there are well connected bus routes in and out of London. Abundant road links include the A217, A232 and A24. There are multiple green spaces including the beautiful







Nonsuch Park and you are spoilt for choice in terms of shopping options.

EPC = C





Church Hill Road, Cheam, Sutton  
 Total Area: 202.3 m<sup>2</sup> ... 2178 ft<sup>2</sup> (excluding garage)  
 FOR ILLUSTRATIVE PURPOSES ONLY

While every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, boundaries, fixtures, fittings, storage and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

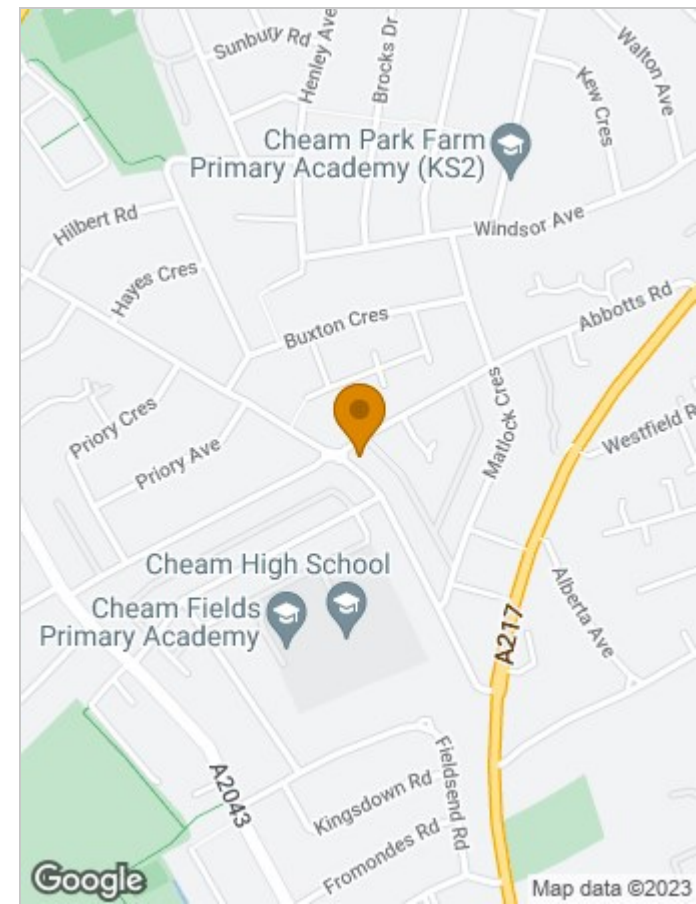
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 GUIDING YOU HOME



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

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

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01372 303703

Email: [guide@markcoysh.co.uk](mailto:guide@markcoysh.co.uk)