

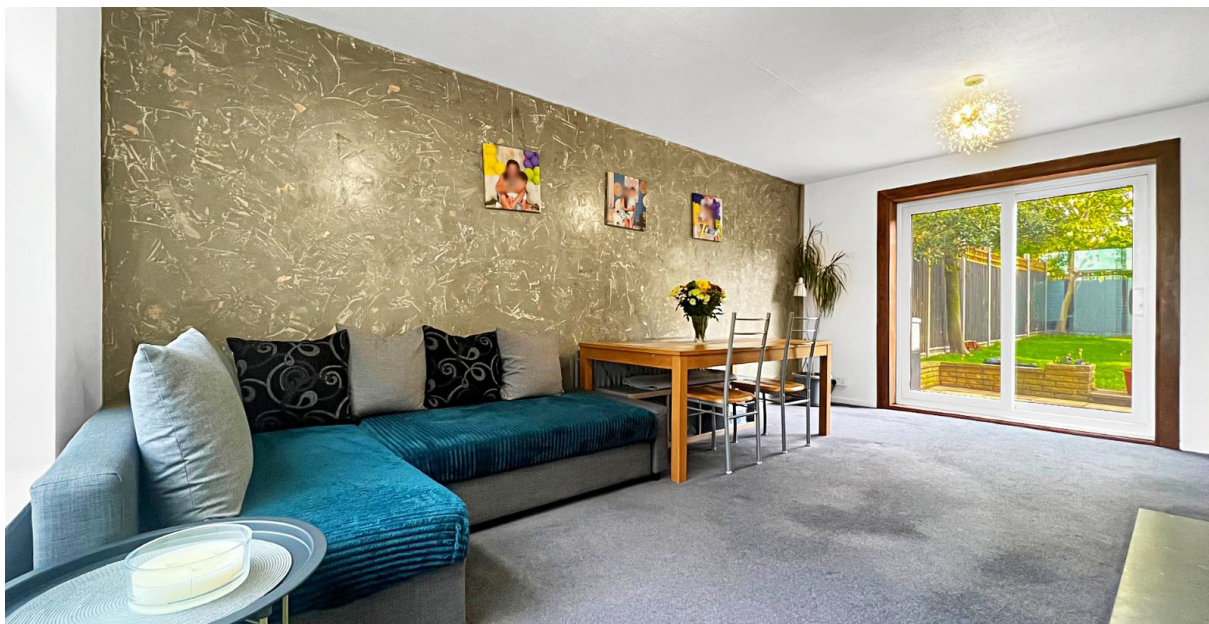


ASHLEIGH FLETCHER

POWERED BY
exp UK

Cheam, Surrey

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Perfectly positioned at the end of a peaceful cul-de-sac and overlooking a generous green, this well-presented three-bedroom end-of-terrace home is a standout opportunity for families, first-time buyers, and investors alike.

Set on an impressive south-facing corner plot, the garden wraps around three sides of the property, offering an exceptional sense of privacy, space, and potential. Whether you're dreaming of an outdoor haven for entertaining and BBQ's, room for children to play, or planning future extensions or even a second dwelling (STPP), this unique plot offers it all.



Upstairs, you'll find two double bedrooms, a good-sized single, and a family bathroom with separate W.C.

There is also useful built-in storage and a part-boarded loft for additional space.







Located within easy reach of Sutton town centre, local parks, and a selection of high-performing schools, the home is ideally placed for families.

Nearby schools include Westbourne Primary (0.5 miles), Devonshire Primary and All Saints Benhilton (within 0.7 miles), with Greenshaw High School, Sutton Grammar, and Glenthorne High School also within walking distance.

This rarely available property is offered chain-free, giving you the freedom to move swiftly and make it your own.

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

