



45 Church Hill Road

Cheam, Sutton, SM3 8LF

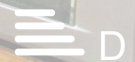
£600,000

This charming and welcoming extended family home offers excellent accommodation arranged over three floors and is presented in superb condition throughout. Internally, this wonderful home features a box bay fronted living room, full-width kitchen breakfast room with direct garden access, three first-floor bedrooms (two with fitted wardrobes), and a bespoke bathroom suite with a mains-powered rain shower. The converted loft room currently serves as bedroom four and has eaves storage and a sunny rear aspect. To the front is block paved off-street parking. To the rear is an established garden with a large patio, storage shed, and an array of seasonal plants and flowers. Further features of this must-see home include stripped and varnished floorboards, feature fireplaces with ornate mantles and tiled hearths, a Worcester combination boiler, and great scope to extend further (subject to planning permission)

Viewing

Please contact our Newkeys4me Estate Agent Office on 02086439490 if you wish to arrange a viewing appointment for this property or require further information.

- Extended family home
- Highly sought after location
- Contemporary interior with feature fireplaces
- Bright & spacious accommodation
- Full width kitchen breakfast room
- Three / Four bedrooms
- Modern bathroom with power shower
- Large mature garden
- Off street parking
- Catchment for multiple outstanding schools for all ages



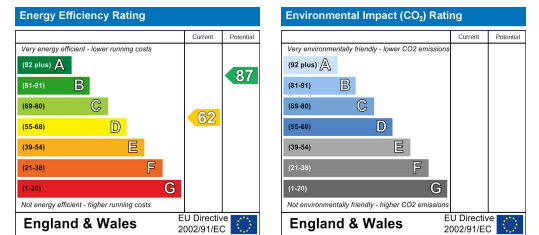
Floor Plan



Area Map



Energy Efficiency Graph



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