

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

Mortgage Advice

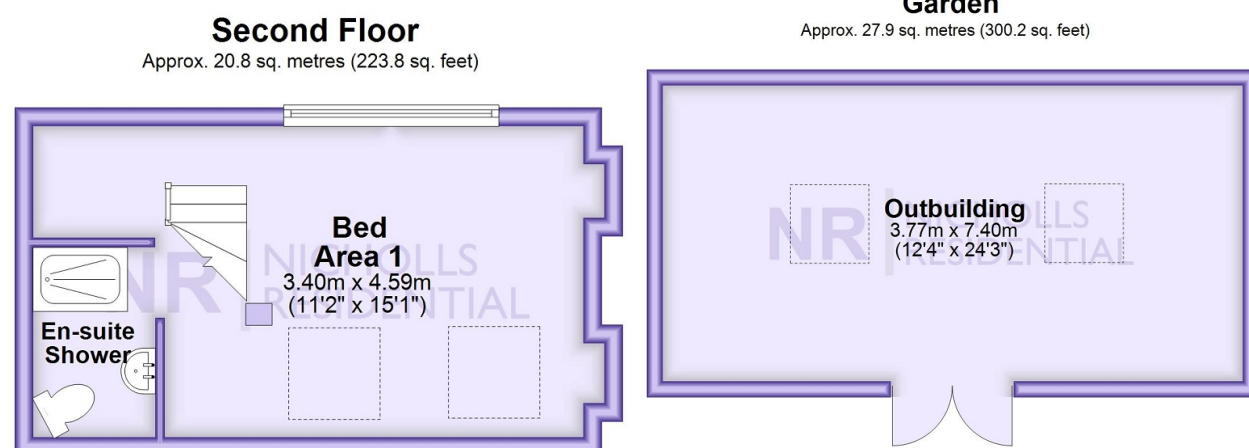
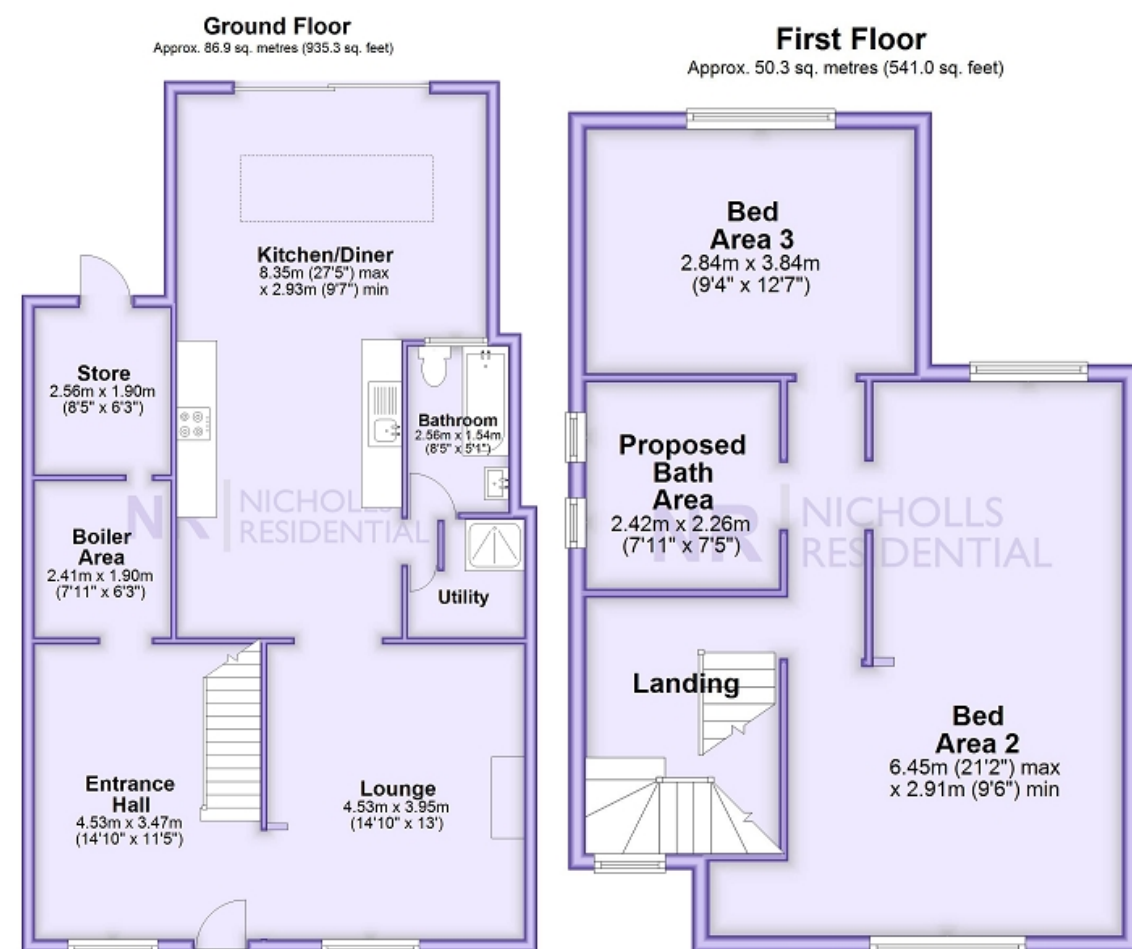
We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

165 Ridge Road, Sutton, Surrey

- Semi Detached
- Unfinished Project With Great Potential
- Sizeable Garden Outbuilding
- Driveway
- Attic Bed Area With Far Reaching Views
- Building Control Sign Off Required
- EPC Rating 75C

£500,000 Freehold





This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Nicholls Residential are pleased to offer an unusual opportunity to acquire a truly individual project. The property has been greatly modified by the current sellers but has not been finished, so building control sign off has not been completed. The ground floor currently comprises, hallway, lounge, kitchen/dining room, ground floor bathroom, utility, boiler area and a storage area currently accessed from the rear of the building. On the first floor there are 3 areas, one of which (the largest) could be divided, another designated for the installation of a shower/bath area and the final area is currently used as a bedroom. On the top floor there is a feature attic bed area with amazing far reaching views and a walk in shower. Outside there is a composite deck and lawned rear garden with sizeable outbuilding currently used as a workshop. To the front is a driveway. The house is well positioned for local schools, transport facilities (Including 93 bus service) and shopping amenities. Agents note - Please be advised this property has no building control sign off for any alterations made. Please see Sutton planning portal to obtain more information.

<https://planningregister.sutton.gov.uk/online-applications/pagedSearchResults.do?action=page&searchCriteria.page=1>

Planning reference numbers : DM2019/00540 DM2018/01740 A2017/76506 A2001/48421



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

