



Church Hill Road, North Cheam

The **PERSONAL** Agent

# Price Guide £550,000

## Freehold

- Attractive 1930's End Of Terrace House
- Private Driveway and Detached Garage
- Entrance Porch and Hallway
- Living Room
- Dining Room
- Fully Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Level Rear Garden
- Close To Local Schools and Transport Links



This charming three bedroom mock Tudor style end of terrace house benefits from a private driveway and detached garage and is located in a popular residential area.

Homes in this popular area are favoured by young families and downsizers due its desirable location being only a few minutes walk of local shops, a good choice of schools and open parkland. The property offers the perfect blend of character and practicality and provides further scope to extend subject to planning permission making this a home you can enjoy for years to come.

The property has been well cared for and maintained over the years and the well stocked and secluded level rear garden will appeal to avid gardeners who enjoy spending time outdoors.

As soon as you step through the front door of this home you get

a sense of the space and potential that is on offer.

There is an enclosed entrance porch that leads into a welcoming entrance hallway. The living room is the perfect space to cosy down and relax and there is a separate dining/family room which enjoys easy access to the garden, in addition there is a fully fitted kitchen which also has a door to the garden.

On the first floor are three well proportioned bedrooms and a family bathroom as well as a useful loft storage area.

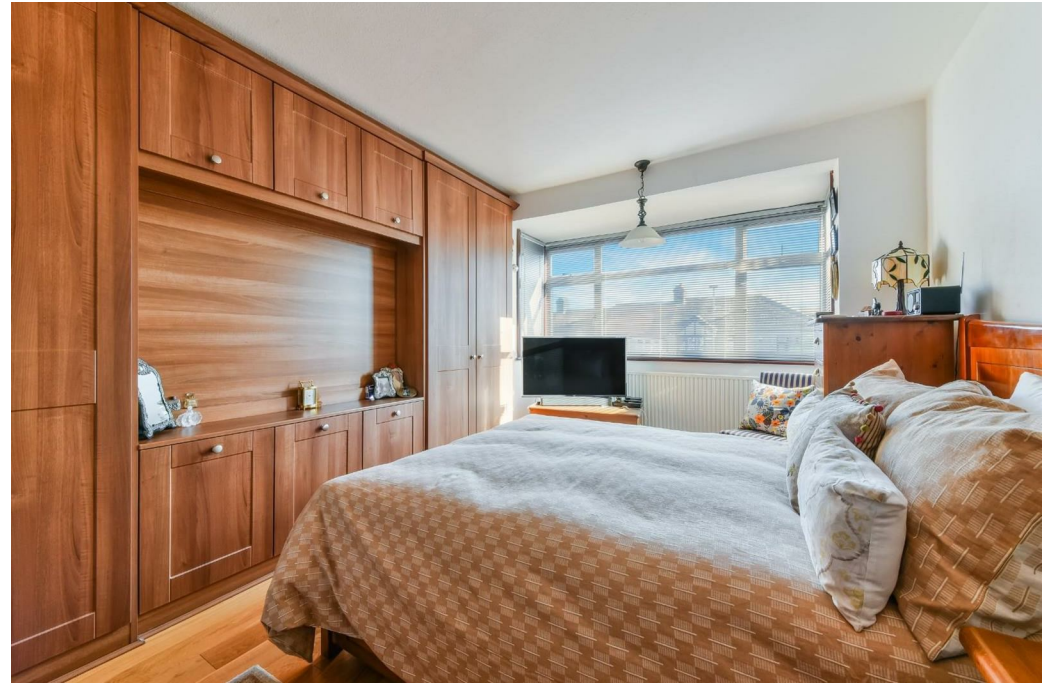
Outside there is a secluded level rear garden that enjoys the afternoon sun and is well stocked with plants, trees and shrubs. To the rear is a detached garage with power and lighting and gate with rear access.

To the front of the property there is a block paved driveway providing off street parking and a small front garden stocked with plants and shrubs.

The property is situated on the edge of the popular Park Farm area just North of Cheam Village, within easy walking distance of a handy parade of shops and local bus routes to a variety of surrounding areas. There are a selection of Ofsted rated 'Outstanding' and 'Good' local schools nearby.

Tenure - Freehold  
Council tax band - D



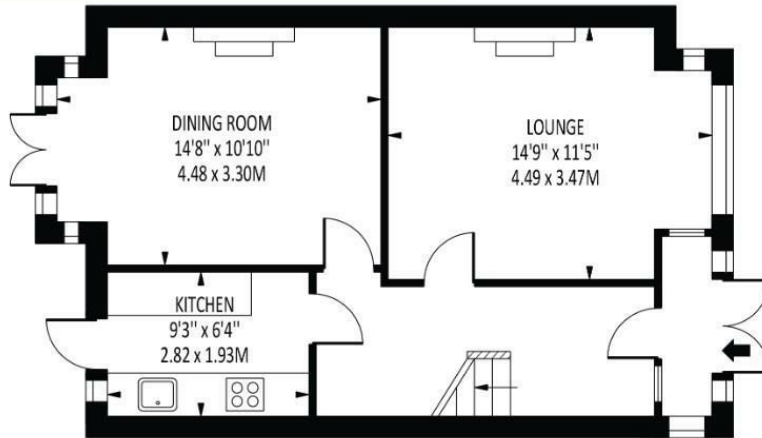


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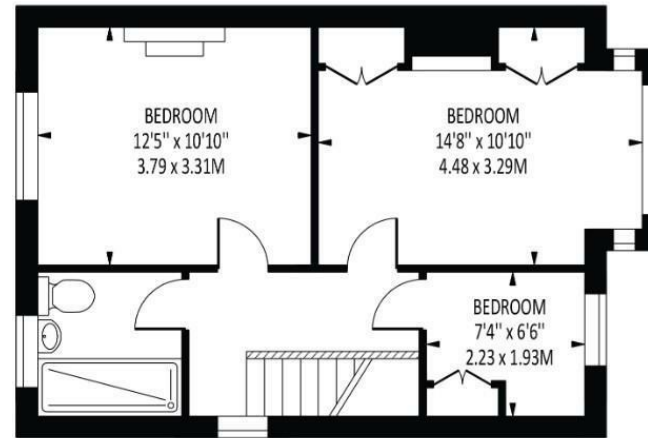


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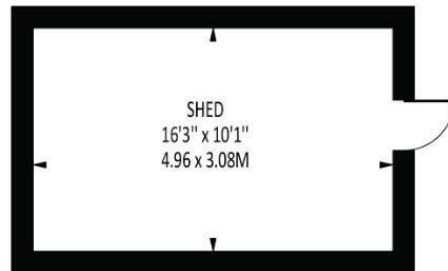
Total Area: 1123 SQ FT • 104.36 SQ M  
(Including Shed)  
Shed Area : 164 SQ FT • 15.28 SQ M



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>72</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	

Disclaimer: For Illustration Purposes only

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

