



London Road, North Cheam

The **PERSONAL** Agent

Guide Price £775,000

Freehold

- Stunning Townhouse In Exclusive Courtyard Setting
- Storm Porch and Entrance Hall
- Downstairs Cloakroom
- Open Plan Kitchen/Dining/Living Room
- Master Bedroom With En-Suite
- Guest Bedroom With En -Suite
- Two Further Bedrooms
- Modern Family Bathroom
- Private Landscaped Rear Garden
- Dedicated Parking For Two Vehicles



A modern three storey end of terrace townhouse set in an exclusive courtyard setting with a private and secluded garden and two resin bound parking spaces conveniently situated for North Cheam High Street and local transport links.

The Personal Agent are delighted to offer this unique opportunity to acquire a stunning townhouse set in a mews of only four properties and occupying an enviable and discreet courtyard setting with two allocated parking spaces located immediately outside.

You enter the property via a storm porch with tiled pitched roof and front door which leads to the entrance hall with ceramic floor tiles and a handy downstairs cloakroom.

The ground floor living space is open plan with a fully fitted shaker style kitchen with contrasting Unistone Quartz worktops and a range of integrated appliances; including a four zone gas hob, full height fridge/freezer, dishwasher and tumble dryer.

Lounge/Dining/Family Room with plenty of space for relaxing with the family or entertaining friends with double glazed windows and french doors overlooking and leading out to level and secluded rear garden.

On the first floor are three bedrooms most of which benefit from fitted wardrobes and includes a guest suite with en-suite shower room and a separate family bathroom both with underfloor heating.

The master bedroom occupies the top floor and is fitted with a range of wardrobes and ample eaves storage space and there is a modern en-suite shower room with underfloor heating.

Outside the rear garden has been landscaped with indian sandstone paved terrace and turfed lawn. There is also a handy side access to the front of the property.

Worcester Park Station is only 1 mile away and West Sutton Station is 1.3 miles approx.. both provide regular services into Central London



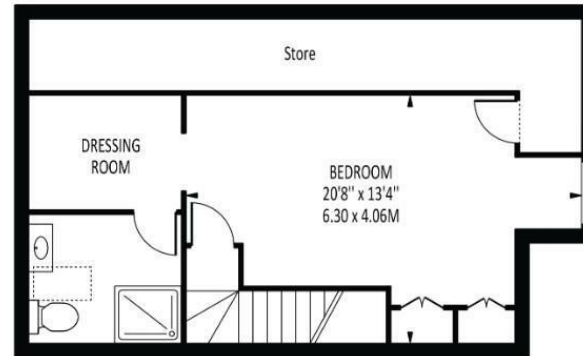


St. Marks Court, London Road

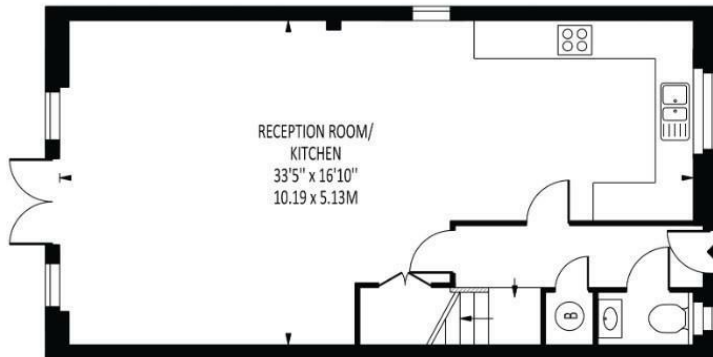
Total Area: 1596 SQ FT • 148.25 SQ M

(Including Restricted Height Area)

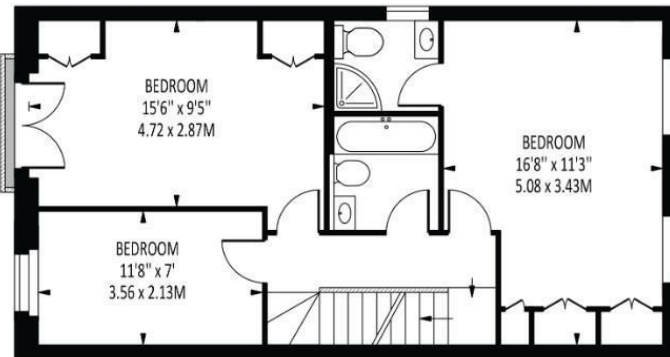
Restricted Height Area: 119 SQ FT • 11.08 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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