



Abbotts Road, Cheam, Sutton, SM3 9SJ

welcome to

Abbotts Road, Cheam, Sutton

A most attractive and well presented extended semi-detached family home situated in a popular location. The property enjoys generous living space, the former garage has been converted to a 'Work from Home Garden Office'. There is a pretty rear garden and off-road parking to the front.

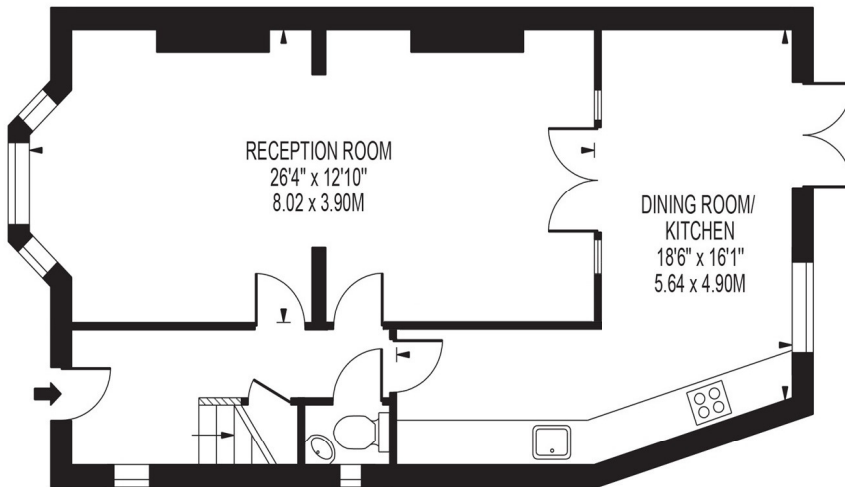
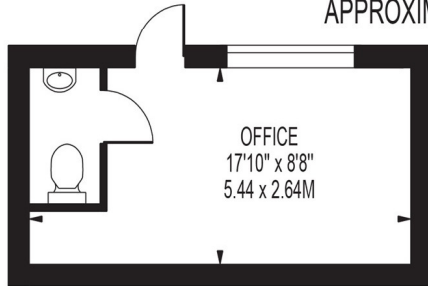


ABBOTTS ROAD

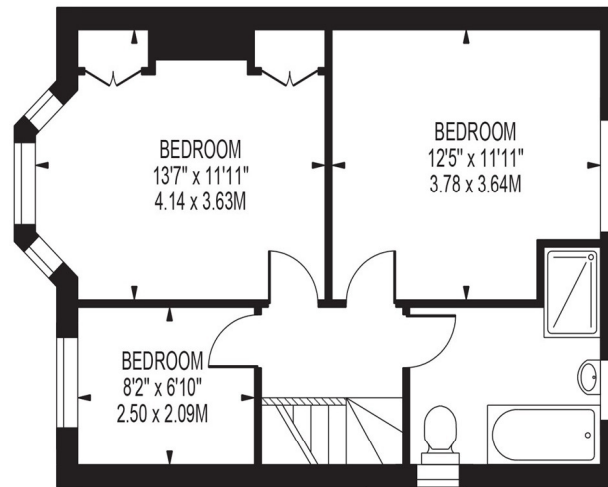
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1110 SQ FT - 103.10 SQ M

(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 151 SQ FT - 14.04 SQ M



GROUND FLOOR



FIRST FLOOR

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 OR 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.

A most attractive and well presented extended semi-detached family home situated in a popular location. The property enjoys generous living space, the former garage has been converted to a 'Work from Home Garden Office'. There is a pretty rear Garden - there is a further large section potentially available by separate negotiation.

Worcester Park & North Cheam are located on the borders of Surrey & Southwest London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx. 15 minutes.

Worcester Park's attractive & bustling High Street enjoys a host of familiar brands as well as an array of independents. There is a broad selection of pubs & bars and a diverse array of eateries to satisfy most culinary requests. Young families are attracted to Worcester Park's plethora of high performing schools and no less than seven parks.

welcome to

Abbotts Road, Cheam Sutton

- Attractive Semi-Detached Family Home
- Three Bedrooms
- Large Double Reception Room
- Spacious Extended Kitchen-Dining Room
- Work from Home Garden Office

Tenure: Freehold EPC Rating: D

offers in excess of

£625,000



view this property online barnardmarcus.co.uk/Property/WCP107018

Please note the marker reflects the
postcode not the actual property



Property Ref:
WCP107018 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



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