



**Newbolt Avenue, Cheam, SM3 8ED**

**Offers Over £800,000**



# Newbolt Avenue, Cheam, SM3 8ED



Extremely well presented and extended, this three bedroom, two bathroom property will offer the lucky new owner a spacious family home within easy reach of Cheam and Nonsuch High Schools, parks, leisure centres and nearby bus routes towards Sutton, Kingston-upon-Thames, Epsom and Morden with its tube station. Much cherished and beloved by our clients this is a genuine, rare opportunity and we encourage early viewing to avoid disappointment.

- Highly Regarded & Sought After Location
- Close to Cheam High and Meadow Primary
- Large Sunny Facing Garden
- Well Decorated Throughout
- Three Double Bedrooms, Two Bathrooms
- Double Length Garage and Off Street Parking
- Few Minutes Walk to Cheam/Nonsuch Parks
- No Chain
- Potential & Scope for Extension STPP
- Local Bus Routes Close By



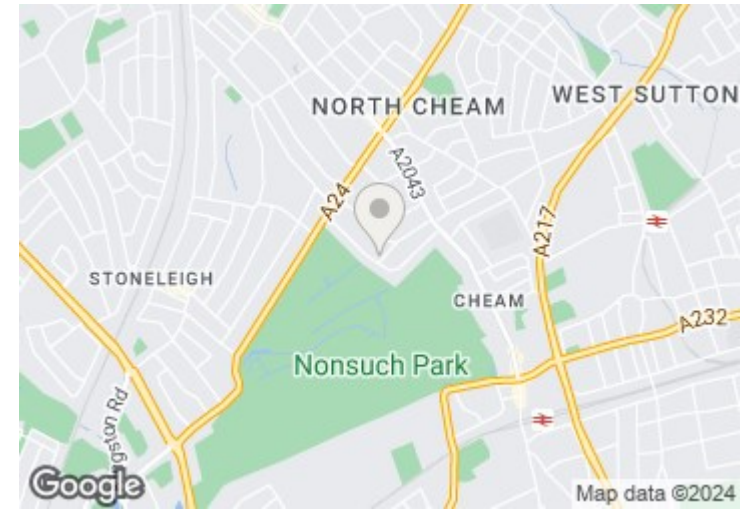
The accommodation consists of a well proportioned dining room, extended lounge and good sized kitchen. The three bedrooms each with built in wardrobes are set on the first floor along with a large bathroom and further shower room. Well decorated throughout with the benefit of gas central heating and double glazing the house still offers huge potential for extension subject to council consents.

Externally as a bonus, off street parking and a double length side garage, plus work shop and shed which would easily convert to a home office. The large westerly aspect garden is private being well fenced and easy maintenance. A large well tended lawn, mature shrubs and sun patio.

EPC Rating: D

Council Tax Band: E (London Borough of Sutton)





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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.