

**FOR SALE**



**Ash Road, Sutton, Cheam, SM3**  
**Asking Price of £735,000 FH**

**MARTIN&CO**

## Ash Road, Sutton, Cheam, SM3

5 Bedrooms, 3 Receptions,  
2 Bathrooms + Annex



- 5 BEDROOM SEMI DETACHED HOUSE
- DOUBLE FRONTED LAYOUT
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- SIDE ANNEX TO SUIT FAMILY MEMBER
- EXTENDED REAR KITCHEN/FAMILY ROOM
- LARGE DRIVEWAY WITH AMPLE PARKING
- EASY STREET PARKING
- POPULAR RESIDENTIAL AREA
- CLOSE TO GLENTHORN HIGH SCHOOL
- LARGE SOUTH/WEST FACING GARDEN
- CHOICE OF EXCELLENT LOCAL SCHOOLS
- FURTHER LOFT & SIDE POTENTIAL (STPP)
- BUS ROUTES TO MORDEN TUBE & SUTTON COMMON STATION.
- LOCAL PARKS FOR FAMILIES
- CHOICE OF LOCAL SHOPS NEARBY
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN
- KEYS HELD
- SOLE AGENT
- VIEWING HIGHLY RECOMMENDED

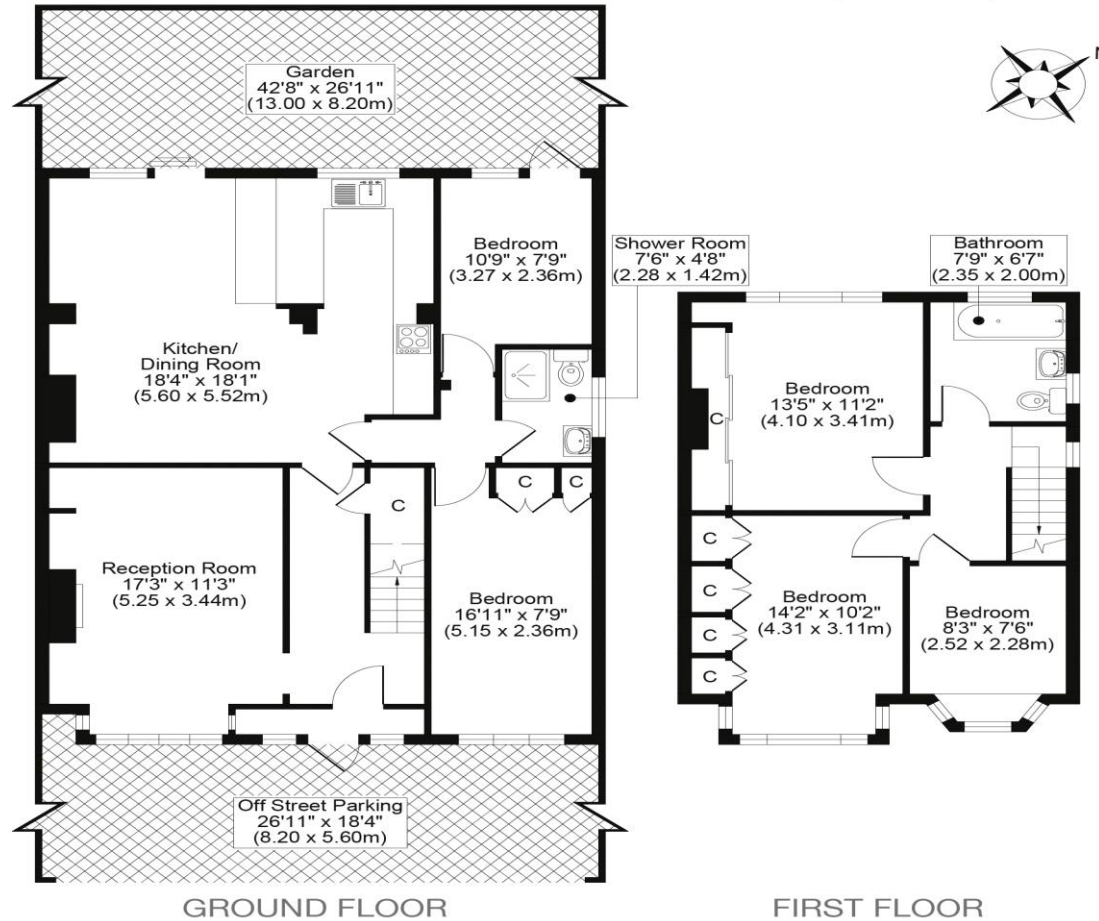
A well presented 5 BEDROOM, DOUBLE FRONTED SEMI-DETACHED HOUSE, (including ANNEX), with 2 bathrooms & 3 reception rooms overall, situated on the Sutton/Cheam border. An ideal residential area near excellent local schools, shops, parks & facilities, plus Glenthorne High School. Choice of bus routes into Morden Tube station & Sutton Common station, plus Wimbledon, Cheam & Worcester Park town centres. The side annex has 2 good bedrooms & a shower room and there are 3 further bedrooms & a modern bathroom on the first floor. Still potential in the loft & first floor side (STPP) plus ample off-street parking, street parking and a large rear extended kitchen/family area leading onto the sunny South/West facing rear garden. This spacious home is very flexible, suitable for parents in the side annex or older teenagers. SOLE AGENT. VIEWING HIGHLY RECOMMENDED. EPC Band C. Sutton Council Tax Band E = £2,647.56 PA.





## ASH ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA 1420 SQ.FT (132 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

