

FOR SALE



Martin & Co

Windsor Avenue, North Cheam/Sutton, SM3
Asking Price of £589,950 FH



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**Windsor Avenue, North Cheam,
Sutton, SM3**

Asking Price of £589,950

- WELL PRESENTED WIDER FAMILY HOUSE
- SPACIOUS OPEN PLAN DOUBLE RECEPTION
- EXTENDED REAR KITCHEN/FAMILY ROOM
- MODERN LOFT CONVERSION & ENSUITE
- 3 LARGE DOUBLE BEDROOMS
- 4th SMALL BEDROOM/SECOND STUDY AREA
- TRIANGULAR HOME OFFICE IN THE GARDEN
- PARKING FOR 2/3 CARS ON DRIVEWAY
- POPULAR RESIDENTIAL AREA
- 2 BATHROOMS + CLOAKROOM, 3 WC'S
- SECLUDED GARDEN WITH PATIO & SHED
- NEAR CHEAM PARK FARM PRIMARY
- NUMEROUS POPULAR HIGH SCHOOLS
- CHEAM & NONSUCH PARKS LOCALLY
- MODERN CRAFTSMEN SHUTTERS
- NEW KITCHEN TRI-FOLD DOORS TO REAR
- NORTH CHEAM & CHEAM VILLAGE SHOPS
- 2 NEW INTEGRATED FRIDGE FREEZERS
- BOSCH DISHWASHER UPGRADE
- GAS BOILER REPLACED IN 2021
- HEATED BATHROOM TILED FLOOR (LOFT)
- ENGINEERED OAK FLOORING IN BEDROOMS
- HAMMOND FITTED WARDROBES IN LOFT
- VIEWING HIGHLY RECOMMENDED.

A superb 3/4 bedroom, 2 bathroom, house with a rear kitchen extension, loft conversion and home office, in a residential road in the North Cheam & Sutton area. Walking distance to popular local schools, Cheam Park Farm Primary Academy, local amenities, North Cheam & Nonsuch Parks. Bus routes provide access to Cheam, Sutton & Worcester Park Stations and the A217 for the M25. Parking for 2/3 cars on the drive, a modern porch, spacious open plan double reception room, cloakroom, modern kitchen/family room with tri-fold doors to the secluded garden, patio, shed & triangular home office. Upstairs there are 2 double bedrooms, a family bathroom and a 4th bedroom/office on the first floor. On the second floor is a spacious loft conversion for the master bedroom and en-suite shower room. Ideal for a family requiring 3 large double bedrooms and 2 private work areas, when working from home. EPC Band D. Sutton Council tax £2,166.18 pa. KEYS HELD. VIEWING HIGHLY RECOMMENDED.

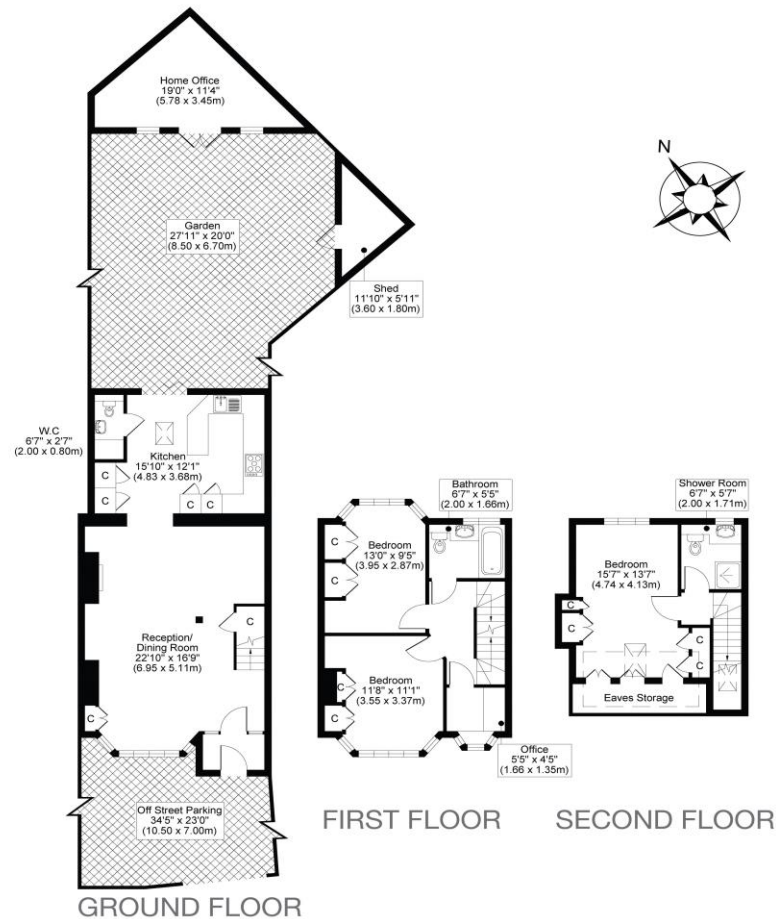




80 WINDSOR AVENUE, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1398 SQ.FT (130 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1238 SQ.FT (115 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