

FOR SALE



Tonfield Road, North Cheam, Sutton, SM3
Asking Price of £720,000 FH

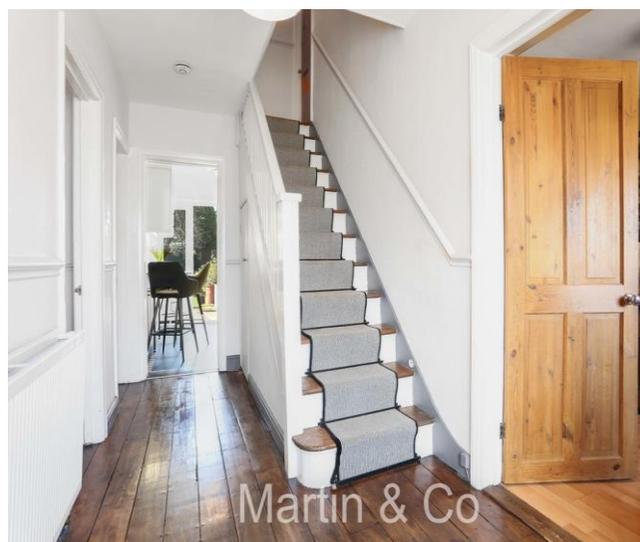

MARTIN&CO



Tonfield Road, Sutton/North Cheam, SM3

**4 Double Bedrooms, 3 Receptions
Bathroom, Utility/Cloakroom.**

- SEMI DETACHED FAMILY HOUSE
- DOUBLE FRONTED PROPERTY
- 4 LARGE DOUBLE BEDROOMS
- DOUBLE RECEPTION ROOM
- RECEPTION 3 / STUDY OR 5TH BEDROOM
- KITCHEN/DINER & MODERN APPLIANCES
- UTILITY ROOM WITH 2ND WC
- FAMILY BATHROOM
- 88FT X 26FT SOUTH FACING REAR GARDEN
- DRIVEWAY WITH PARKING FOR 2 CARS
- CLOSE TO GLENTHORN HIGH SCHOOL
- ACCESS TO SUTTON COMMON STATION
- BUS ROUTES TO MORDEN TUBE
- CHOICE OF LOCAL SUPERMARKETS
- SCOPE TO EXTEND TO THE REAR STPP
- WIDER LOFT TO CONVERT STPP
- LARGE PATIO WITH BUILT IN BARBECUE
- WELL PRESENTED
- VIEWING HIGHLY RECOMMENDED
- KEYS HELD
- SOLE AGENTS



A 4 DOUBLE BEDROOM, DOUBLE FRONTED SEMI-DETACHED HOUSE with ample parking on the driveway and an 88 ft south facing garden, on the Sutton/Cheam border. In a popular residential area with excellent local parks & schools, including Glenthorne High School, with access to Sutton Common Station, plus bus routes to Cheam & Morden Tube.

Ground Floor: Large double reception room with dual aspects, 3rd reception/study/bedroom 5, kitchen/diner with modern appliances, breakfast bar and utility/cloakroom.

First Floor: 4 double bedrooms, family bathroom and access to a large double loft.

Outside: 88ft x 26ft south facing garden with a large patio & purpose built barbecue area. Further scope to extend into the wider loft or to the rear (STPP).

SOLE AGENTS. KEYS HELD. VIEWING HIGHLY RECOMMENDED.

EPC Band D. Sutton Council Band E = £2,774.10 pa.





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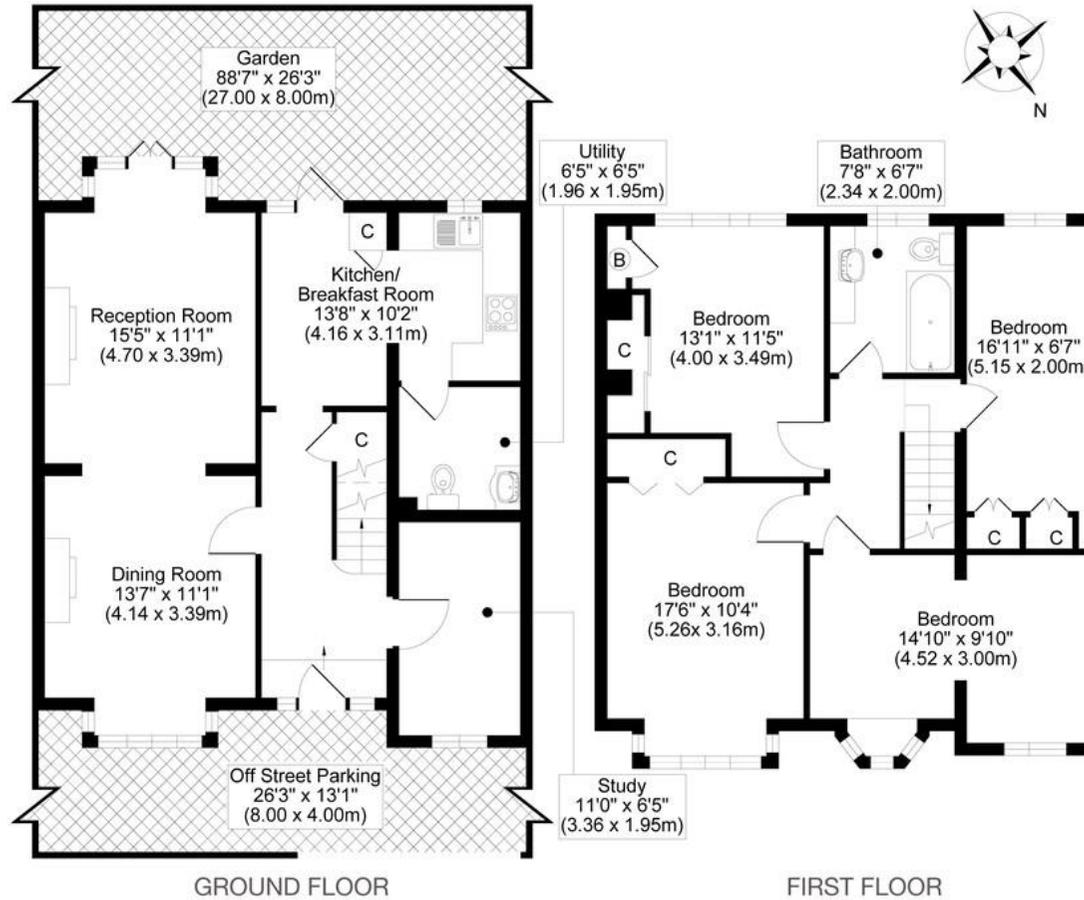
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TONFIELD ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA 1361 SQ.FT (126 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.

 The Property
Ombudsman