

**FOR SALE**



**Chatsworth Road, Sutton, Cheam, SM3**  
**Asking Price of £550,000 FH & NO CHAIN**

**MARTIN&CO**

**Chatsworth Road, Sutton/Cheam,  
SM3.**



- END OF TERRACE FAMILY HOUSE
- 3 BEDROOMS
- SEPARATE LIVING ROOM
- SPACIOUS DINING ROOM
- OPEN PLAN KITCHEN
- FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- 2 TOILETS
- GOOD SIZED GARDEN
- DRIVEWAY WITH PARKING FOR 2 CARS
- DOUBLE GARAGE TO THE REAR
- REDECORATED WALLS
- READY TO MOVE INTO
- POTENTIAL TO EXTEND TO THE REAR STPP
- POTENTIAL TO CONVERT THE LOFT STPP
- MINUTES FROM CHEAM FIELDS PRIMARY
- MINUTES FROM CHEAM HIGH SCHOOL
- CLOSE TO NORTH CHEAM HIGH STREET
- WALKING DISTANCE TO NONSUCH PARK
- ACCESSIBLE TO CHEAM VILLAGE
- NO CHAIN
- ACCESS TO WORCESTER PARK STATION
- BUS ROUTES TO MORDEN & WIMBLEDON
- VIEWING HIGHLY RECOMMENDED
- KEYS HELD



NO CHAIN. A spacious 3 bedroom End of Terrace family house which is now VACANT, close to the popular Cheam Fields Primary School, Cheam High School & the wide open spaces of Cheam Park.

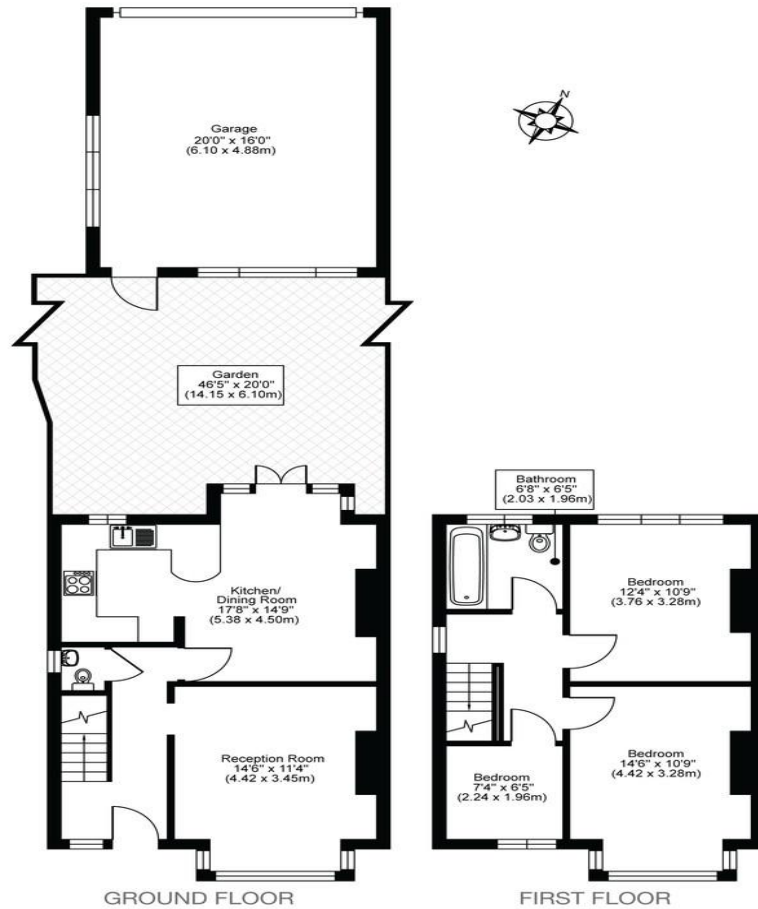
Accessible for commuters to Worcester Park, Cheam & West Sutton train stations. Internal walls just been redecorated, now offering three bedrooms, front living room, rear dining room open plan to the kitchen, family bathroom and an additional ground floor cloakroom so 2 WCs. Outside there is a good sized garden, rear double garage and off street parking for 2 cars on the driveway & shared side access to the rear.

Previously let, this house is immediately available now for the next family to make their own. Huge potential to extend to the rear and into the loft (STPP), but liveable now and with no onward chain. VIEWING HIGHLY RECOMMENDED. SOLE AGENT. KEYS HELD.

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



CHATSWORTH RD, SUTTON SM3  
TOTAL APPROX FLOOR PLAN AREA 1214 SQ.FT (113 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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## Martin & Co Sutton

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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

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