



Brocks Drive, North Cheam

The PERSONAL Agent

Guide Price £570,000

Freehold

- Elegant 1930s family home
- Enclosed entrance porch.
- Traditional welcoming entrance hall
- Bright interconnecting reception rooms
- Spacious, fully fitted kitchen
- Three well-proportioned bedrooms
- Family Bathroom
- Block paved private driveway
- Short walk to schools
- No onward chain

The Personal Agent are delighted to present this elegant 1930s bay fronted house, lovingly maintained over the years and now offering an exciting opportunity for the next owners to create their ideal family home. Perfectly positioned for highly regarded Cheam Park Farm Primary Academy and excellent transport links, the property is also offered to the market with the added benefit of no onward chain.

This elegant 1930s home welcomes you with a calm, homely feel and is accessed via a private block paved driveway, enclosed entrance porch and a traditional entrance hall that sets the tone for the character within.

The two interconnecting reception rooms create a natural hub for family life, bright, versatile spaces perfect for relaxed weekends, cosy evenings or



hosting friends.

The kitchen offers practical everyday living with effortless access to the garden, where a peaceful lawn and sun terrace invite outdoor dining, children's play or a quiet moment at the end of the day.

Upstairs, three well proportioned bedrooms provide restful retreats for the family to enjoy with flexibility for a nursery or home office. A family bathroom with a classic white suite completes the floor.

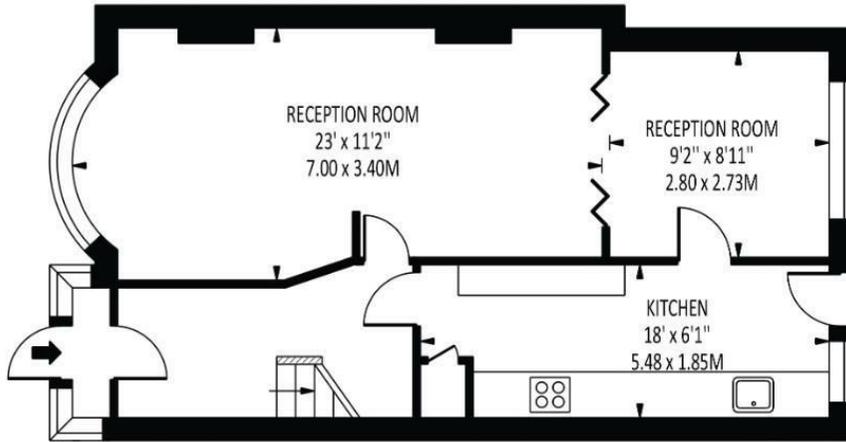
Cheam Park Farm Primary Academy is just a short, child friendly stroll away, and excellent transport links and amenities make daily life wonderfully convenient. With no onward chain, this cherished home is ready for its next chapter.

The property is situated near both Sutton and Worcester Park town centres with its excellent shopping facilities, bars and restaurants. Morden tube station is 15 to 20 mins by bus and West Sutton mainline station is also nearby with fast and frequent rail services to London terminals. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

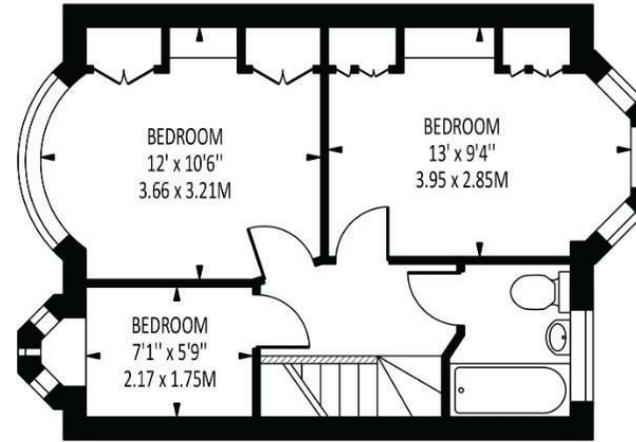
Tenure - Freehold
Council Tax Band : D







GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

