

FOR SALE



Ash Road Sutton, Cheam, SM3
£630,000 FH

MARTIN&CO



Ash Road Sutton, Cheam, SM3

3 Bedrooms, 1 Bathroom

£630,000

- SEMI DETACHED FAMILY HOUSE
- NO CHAIN
- SUTTON/CHEAM BORDERS
- WIDER PLOT AS GARAGE TO THE SIDE
- 3 RECEPTION ROOMS
- 3 GOOD SIZED BEDROOMS
- REAR EXTENDED KITCHEN/DINER
- UTILITY ROOM & CLOAKROOM
- INTEGRAL GARAGE
- PARKING ON THE DRIVEWAY
- FAMILY SHOWER ROOM
- 49FT X 26FT SOUTH/WEST REAR GARDEN
- SCOPE TO MAKE DOUBLE FRONTED STTP
- LOFT CONVERSION POTENTIAL STPP
- GAS CENTRAL HEATING
- ACCESS TO GLENTHORNE HIGH SCHOOL
- POPULAR RESIDENTIAL AREA
- BUS ROUTES TO MORDEN TUBE STATION
- LOCAL SHOPS & RESTUARANTS
- SOLE AGENT
- VIEWING HIGHLY RECOMMENDED
- KEYS HELD



WIDER PLOT/HUGE POTENTIAL. Spacious 3 Bedroom SEMI-DETACHED HOUSE with NO CHAIN. 3 reception rooms after a side & rear extension, kitchen/diner, utility room, family shower room, ground floor cloakroom, integral garage 49ft x 26ft SOUTH/WEST facing garden & parking on the driveway.

Clean & tidy house, ready for the next family to move in and develop as required. Located on the Sutton/Cheam border, an ideal residential area near excellent local schools, shops, parks & facilities, accessible for Glenthorne High School.

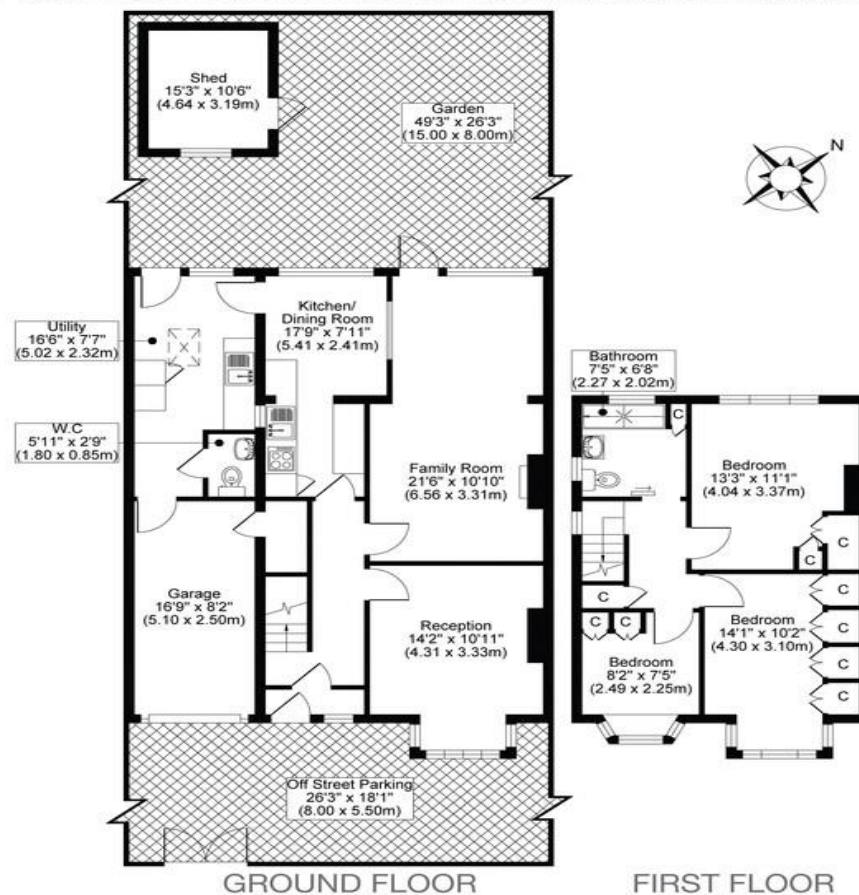
Choice of bus routes into Morden Tube station & Sutton Common station, Wimbledon, Cheam & Worcester Park town centres. Huge potential to make double fronted or extend into the loft (STPP).

VIEWING RECOMMENDED. Sutton Council Tax Band E = £2,774.10 PA. EPC Band D. SOLE AGENT. Keys Held.



ASH ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARGE & SHED 1496 SQ.FT (139 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARGE & SHED 1206 SQ.FT (112 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

MARTIN&CO The Property Ombudsman