

**FOR SALE**



**Nova Mews, Sutton, SM3**  
**Asking Price of £500,000 FH**

**MARTIN&CO**



## **Nova Mews, Sutton, SM3**

**2 Bedrooms, 1 Bathroom**

**Asking Price of £500,000 FH**

**WELL KEPT FAMILY HOUSE  
SPACIOUS LIVING/DINING ROOM  
SEPARATE MODERN KITCHEN  
SUNNY SOUTH FACING CONSERVATORY  
PRIVATE GARAGE & DRIVEWAY TO FRONT  
2 GOOD SIZED DOUBLE BEDROOMS  
MODERN SHOWER ROOM  
ATTRACTIVE FRONT & REAR GARDENS  
CUL-DE-SAC LOCATION  
BUS ROUTES TO MORDEN TUBE STATION  
CHOICE OF POPULAR LOCAL SCHOOLS  
EASY ACCESS TO LOCAL SHOPS  
CHOICE OF RESTUARANTS NEARBY  
ACCESSIBLE TO CHEAM, SUTTON &  
WORCESTER PARK TOWN CENTRES  
EASY ACCESS TO THE A3 & M25  
NO CHAIN  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZED WINDOWS  
VIEWING HIGHLY RECOMMENDED  
KEYS HELD  
SOLE AGENT**



CALL NOW to view this well cared for 2 DOUBLE BEDROOM house, with a GARAGE, DRIVEWAY, SOUTH FACING CONSERVATORY, REAR PATIO GARDEN with NO ONWARD CHAIN.

Set back in a small Cul-De-Sac off Stonecot Hill, on the Sutton/Cheam border, near to local shops, restaurants, Asda Store and a choice of good schools. Bus routes provide access to Morden Tube Station, as well as Sutton, Cheam, Worcester Park & Wimbledon town Centres. Benefits include gas central heating, UPVC Double glazed windows, well kept front & rear gardens, separate modern kitchen, living/dining room & a modern shower room.

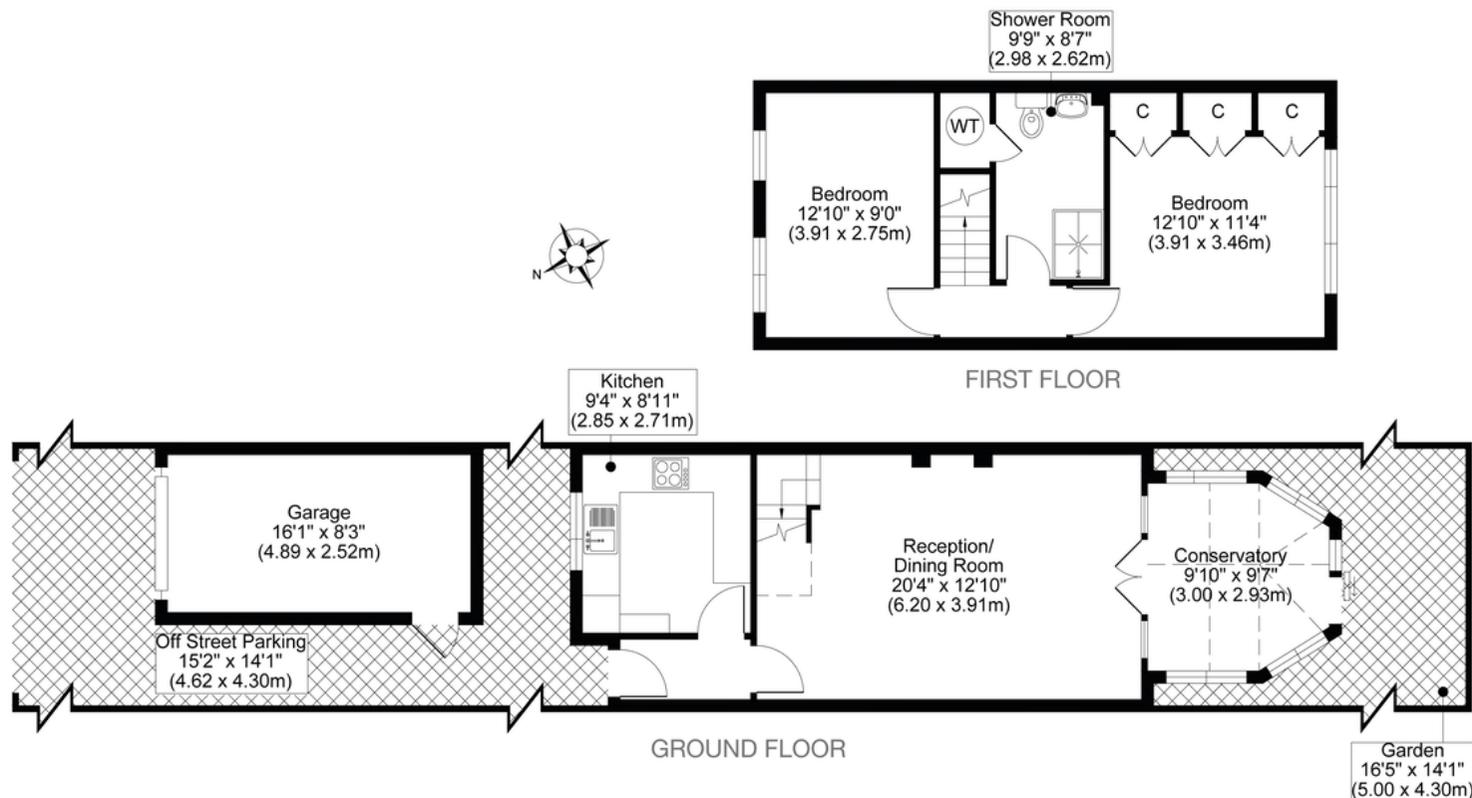
One of the more popular styles in this location, with the garage & parking in front of the house. Must be seen internally. VIEWING HIGHLY RECOMMENDED.

SOLE AGENT. KEYS HELD. Merton Council Tax Band D = £2,128.53 PA.

EPC Band D.



NOVA MEWS, SM3  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 973 SQ.FT (90 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 841 SQ.FT (78 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

**MARTIN&CO** The Property Ombudsman