HUNTERS®

HERE TO GET *you* THERE

# Manor Road

Cheam, Sutton, SM2 7AG

£2,800 Per Month

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Council Tax: G

# Manor Road

## Cheam, Sutton, SM2 7AG

## £2,800 Per Month

Hunters are delighted to present this impressive detached family home on the highly regarded Manor Road, offering generous and versatile accommodation, excellent outside space and ample off-street parking.

The property is beautifully presented throughout, with bright, spacious rooms and a neutral finish. The ground floor features an exceptionally generous through reception/dining room, providing an ideal space for both family living and entertaining, with French doors opening directly onto the rear patio and garden.

The separate modern kitchen is fitted with an excellent range of white wall and base units, contrasting worktops and integrated appliances, including a double oven, hob, extractor and dishwasher. A useful separate utility area provides further practicality.

Upstairs, the property offers well-proportioned bedrooms, with the principal rooms benefiting from excellent natural light and fitted storage. There is also a walk-in wardrobe/dressing area, providing particularly useful additional storage.

The accommodation is complemented by a well-appointed family bathroom with both a separate shower enclosure and bath, together with an additional WC/shower facility.

One of the property's standout features is the beautifully maintained rear garden. Predominantly laid to lawn, it benefits from mature planting, established borders and a substantial paved patio area, creating an excellent setting for outdoor dining and entertaining. Further garden areas and outbuildings provide additional storage and versatility.

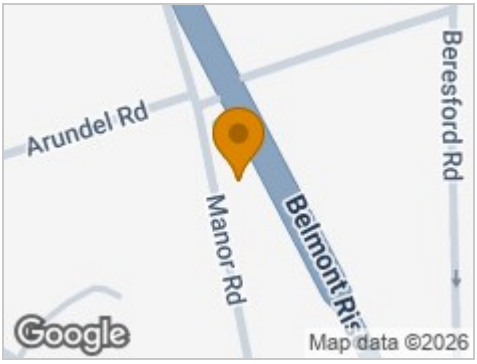
To the front, the property benefits from a large private driveway providing off-street parking for several vehicles, together with access to a garage.

A superb family home offering excellent proportions, generous gardens and versatile living space in the sought-after SM2 area. Early viewing is highly recommended.

Tel: 0208 432 2347

Beach

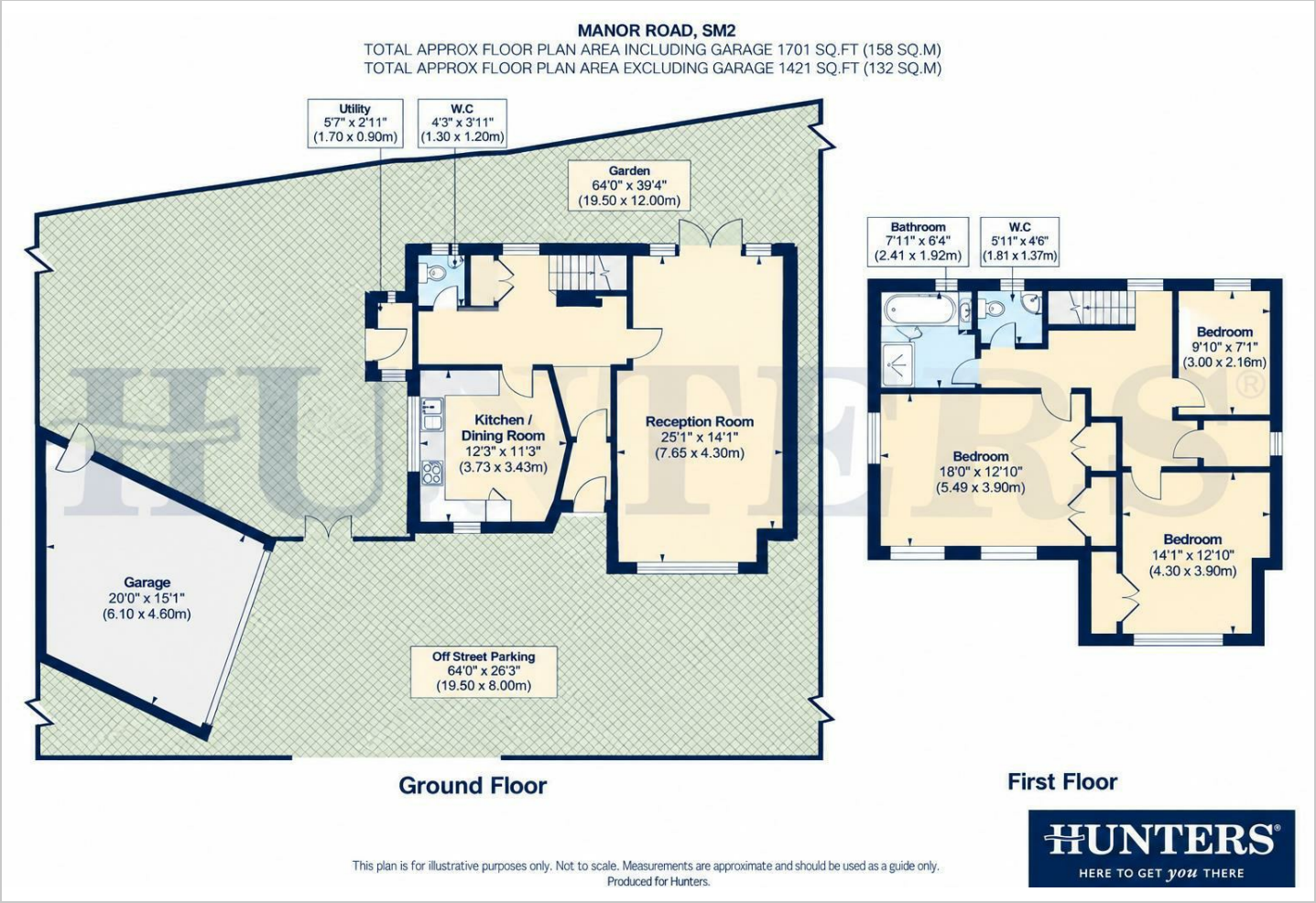
## Road Map




## Hybrid Map

## Terrain Map

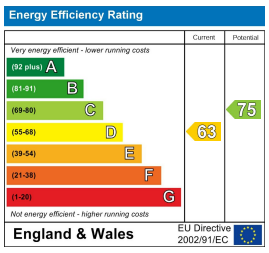
## Floor Plan

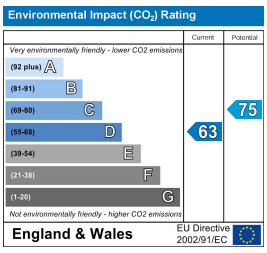



## Viewing

Please contact our Hunters Worcester Park Lettings Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

94 Central Road, Worcester Park, KT4 8HU
Tel: 0208 432 2347 Email: worcesterpark@hunters.com https://www.hunters.com