

Esher Avenue  
Cheam  
Sutton  
Surrey  
SM3

£568,000



- Park Farm Location
- Three Bedrooms
- Two Reception Rooms
- Modern Refitted Kitchen
- Contemporary Shower Room & Separate WC
- Off Street Parking
- Viewing Strongly Advised

### Viewing Instructions: Strictly By Appointment Only

159 - 161 High Street  
Epsom KT19 8EW  
Tel: 01372 730 111

442 Hook Road  
Chessington KT9 INA  
Tel: 020 8391 1110

216 Chessington Road  
West Ewell KT19 9XA  
Tel: 020 8786 7879

530 London Road  
North Cheam SM3 8HW  
Tel: 020 8644 3480

Email: [contactus@nichollsresidential.co.uk](mailto:contactus@nichollsresidential.co.uk) | Web: [www.nichollsresidential.co.uk](http://www.nichollsresidential.co.uk) | Fax: 020 8391 1911

Registered Office: 442 Hook Road, Chessington, Surrey KT9 INA Registered in England. Reg No 06503608

VAT 985 8778 28

## General Description

Nicholls Residential are pleased to offer this fine three bedroom terrace home situated on the ever popular Park Farm area of North Cheam. The accommodation features two reception rooms, a modern fitted kitchen, conservatory and shower room with separate WC. Outside there is a mature rear garden and off street parking to the front. The area is popular with families due to excellent transport facilities and local schools which include Cheam Park Farm infants and juniors as well as Cheam High School. Viewing strongly advised.

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## Accommodation

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Entrance Hall (13' 0" x 5' 3") or (3.95m x 1.60m)

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Front Reception Room (10' 11" x 11' 2") or (3.32m x 3.41m)

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Kitchen (8' 6" x 5' 10") or (2.60m x 1.77m)

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Rear Reception Room (13' 4" x 10' 4") or (4.06m x 3.14m)

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Conservatory (11' 5" x 10' 0") or (3.47m x 3.05m)

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Landing

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Bedroom 1 (11' 2" x 10' 11") or (3.41m x 3.34m)

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Bedroom 2 (11' 7" x 9' 5") or (3.54m x 2.86m)

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Bedroom 3 (7' 2" x 5' 5") or (2.18m x 1.66m)

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WC



Shower Room (5' 10" x 4' 5") or (1.77m x 1.35m)

### Floor Plan Disclaimer:-

This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

### Services

EPC Rating:73

### Tenure

We are informed that the tenure is Freehold

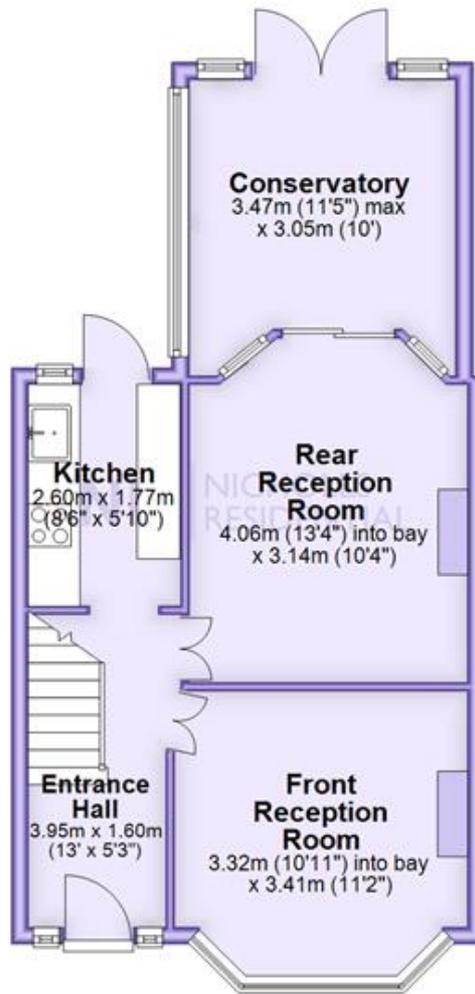
### Council Tax

Band D



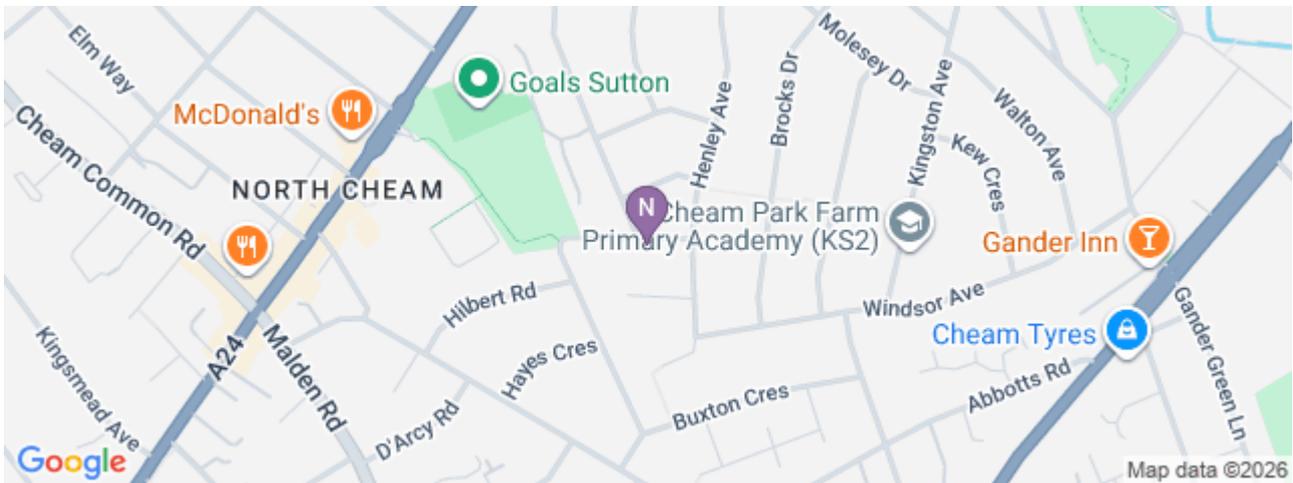
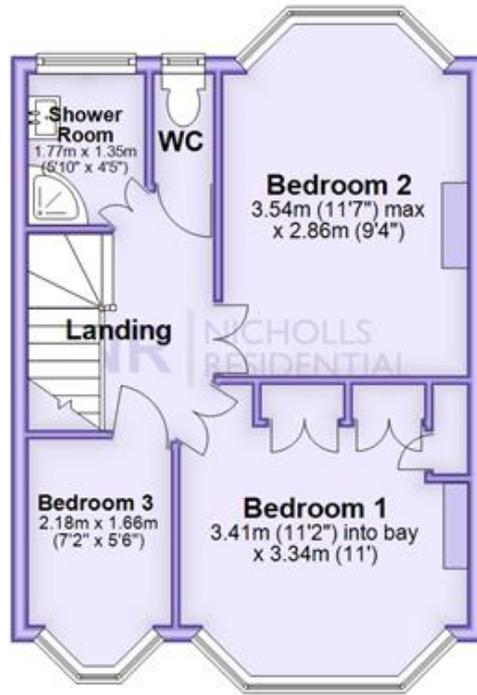
## Ground Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



### First Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*