



Andrew Burn
Property
exp

1 Stanton Grove
Tadworth, Surrey
KT20 5FJ
0203 960 5004

171 St. Dunstons Hill, Cheam

Offers Over £430,000

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Ref: JK0700. This attractive terraced home is situated in a convenient residential location on St. Dunstons Hill, offering bright and well-balanced accommodation arranged over two floors. Well presented throughout, the property combines practical modern living with excellent access to local amenities and transport connections.

On the ground floor, the property opens into a spacious open-plan living and dining room extending to approximately 19 ft in length, creating an excellent everyday living and entertaining space. The room enjoys good natural light and flows through to the kitchen positioned at the rear of the property. The fitted kitchen offers ample worktop and storage space together with direct access outside.

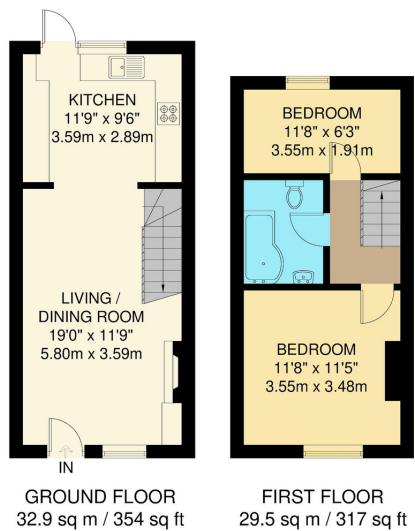
Upstairs, the first floor provides two bedrooms and a family bathroom accessed from the landing. The principal bedroom is a generous double room, while the second bedroom offers flexibility as a guest room, nursery, dressing room or home office.

The property extends to approximately 671 sq ft overall and offers an excellent opportunity for first-time buyers, investors or those seeking a well-located and low-maintenance home.

St. Dunstons Hill is conveniently positioned for the amenities of Cheam and Sutton, with a wide selection of shops, cafés, restaurants and leisure facilities nearby. Excellent transport links provide easy access into Central London and surrounding areas, while nearby parks and green spaces offer excellent recreational opportunities.

This is a superb opportunity to acquire a well-presented home in a popular and accessible South London location.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- Ref: JK0700. Charming terraced home
- Spacious open-plan living/ dining room
- Chain free
- Ideal first-time purchase or investment
- Excellent transport links nearby
- Two bedrooms
- Modern fitted kitchen
- Bright and well-presented throughout
- Convenient location for Cheam and Sutton
- Close to local amenities and green spaces



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

andrew@andrewburnproperty.co.uk

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