



Church Farm Lane, Sutton. SM3 8PT

£585,000

Cheam Village Location

Large corner Plot

No Chain

Extended Kitchen/Diner

Large Double Garage

Separate Reception

Downstairs WC

Short Walk to Trains

Fabulous Bus Links



****Completely Chain Free**Central Cheam Village Location**Large Corner Plot**Absolutely Amazing Opportunity****

Be quick on this one - they do not come along like this often! An absolute gem of a property - this fabulous family home has everything: Fantastic Central Location Heaps of Scope Brilliant School Catchment Fabulous Bus, Train and Road Transport Links Brimming with potential and yet ready to move in, this wonderful 3 bedroom family home is chain free due to owner relocation.

Immaculately clean throughout downstairs offers an open plan kitchen/diner/lounge to the rear of the property as well as a separate reception to the front and a guest WC. Upstairs offers two large double bedrooms, a single bedroom and a family bathroom. To the rear of the property is a fabulous corner plot garden and a large purpose built drive in double garage with remote controlled roller shutter. The property itself is in fantastic condition throughout having been very well maintained by its current owner for decades.

Ready for you to put you own stamp on it, this is a fabulous opportunity that should not be missed - book your viewing now to avoid disappointment, it will not be around long!

Room Details:

Reception

13' 9" x 11' 2" (4.2m x 3.4m)

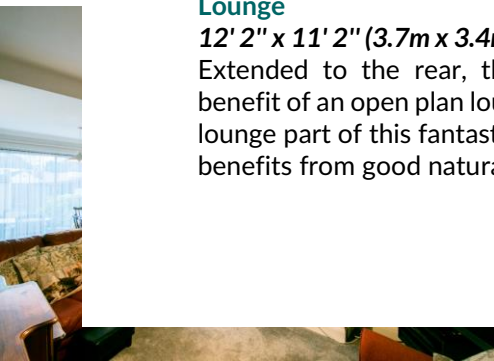
Bright and spacious, this fabulous reception overlooks the front of the property and benefits from a large bay window.



Lounge

12' 2" x 11' 2" (3.7m x 3.4m)

Extended to the rear, this lovely family home has the benefit of an open plan lounge, diner and kitchen area. The lounge part of this fantastic room is spacious, yet cosy and benefits from good natural light.



Kitchen / Diner

17' 1" x 16' 1" (5.2m x 4.9m)

With windows in all directions and ample storage, this fantastic kitchen is the perfect space to prepare meals whilst still entertaining your lovely guests in the dining area and lounge.



Master Bedroom

13' 1" x 10' 2" (4m x 3.1m)

Like the rest of this lovely family home, the master bedroom benefits from fantastic natural light and is spacious and cleanly presented. The master also has the added benefit of fitted wardrobes.



Bedroom 2

13' 1" x 10' 2" (4m x 3.1m)

Bedroom 2 overlooks the rear of this fabulous family home and is a large double.



Bedroom 3

7' 10" x 6' 7" (2.4m x 2m)

Bedroom 3 overlooks the quiet Church Farm Lane and is a good sized single that will accommodate a single bed and furniture.



Family Bathroom

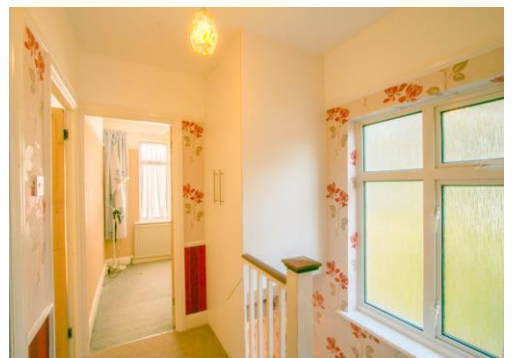
7' 7" x 6' 7" (2.3m x 2m)

Cleanly presented, this bright family bathroom features a shower over the bath, sink with vanity unit and WC.



First Floor Landing

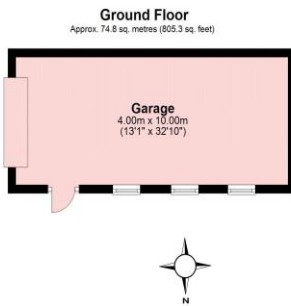
7' 7" x 6' 7" (2.3m x 2m)



Entrance Hall
 15' 5" x 5' 3" (4.7m x 1.6m)



Floor Plans:

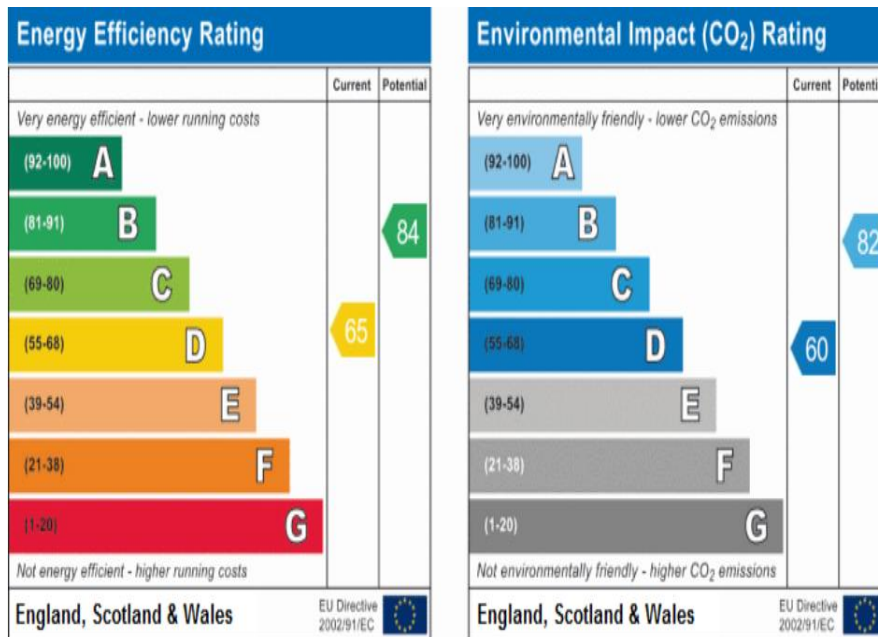


Total area: approx. 114.5 sq. metres (1232.4 sq. feet)



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EPC:



Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make an offer as soon as possible. Offers should be emailed to greetings@sachascott.com.

Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.

