

Kennedys'

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35, Fromondes Road
Cheam
SM3 8QP

An attractive four-bedroom semi-detached family home, presented in excellent condition and ideally located to Cheam Village. The property offers two spacious reception rooms and an extended, fully fitted modern kitchen opening onto a generous rear garden and scope to extend (STPP). Well positioned for highly regarded schools, transport links, and all the amenities the village has to offer.

Offers in Excess of
£725,000



- Four-bedroom semi-detached family home
- Two spacious reception rooms
- Generous rear garden
- Contemporary family shower room
- Loft space with potential to extend (STPP)

- Presented in excellent condition throughout
- Extended, fully fitted modern kitchen
- Three double bedrooms with a versatile fourth
- Driveway parking and garage
- Well located for schools, transport links, and Cheam Village



PROPERTY DESCRIPTION

An attractive four-bedroom semi-detached family home, presented in excellent condition throughout.

Set behind a smart frontage, the property opens to reveal well balanced and generously proportioned accommodation, ideally suited to modern family living.

To the ground floor are two substantial reception rooms, providing both formal and informal living space, alongside a beautifully extended, fully fitted contemporary kitchen, this impressive room forms the heart of the home, internal access to the garage and a door opening directly onto a wonderful rear garden perfect for both everyday living and entertaining.

Upstairs, there are three excellent double bedrooms, two with fitted wardrobes, in addition to a well proportioned single bedroom. These are served by a sleek and modern family shower room, and a separate toilet all finished to a high standard.

Further benefits include a private driveway, garage, and loft space, as well as excellent scope to extend both to the rear and into the loft, subject to the usual planning consents.







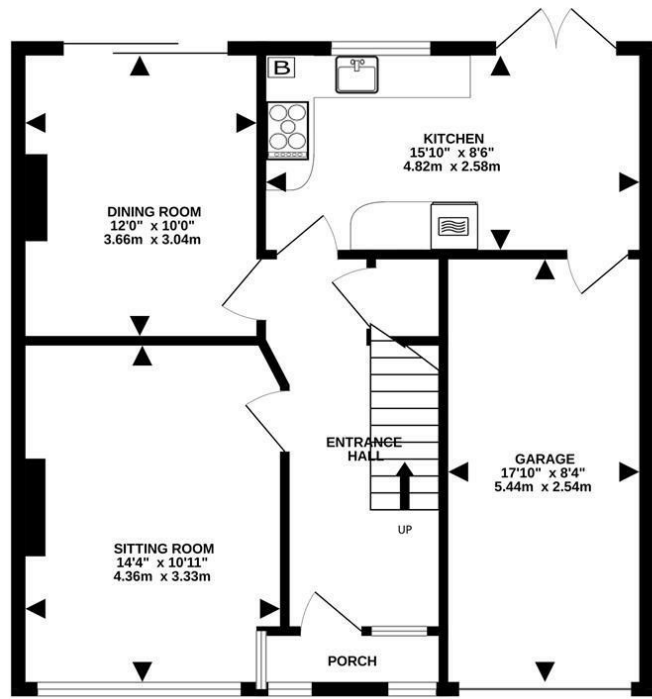
PROPERTY DESCRIPTION

Fromondes Road is particularly well regarded for its family friendly setting, with an exceptional choice of schooling nearby no fewer than 17 highly regarded schools within a mile. Transport links are equally convenient, with West Sutton station approximately 0.8 miles away, providing services to Wimbledon, Waterloo and Guildford, while Cheam station, just 0.9 miles distant, offers swift connections into Central London, including Balham, Clapham Junction, London Bridge and Victoria.

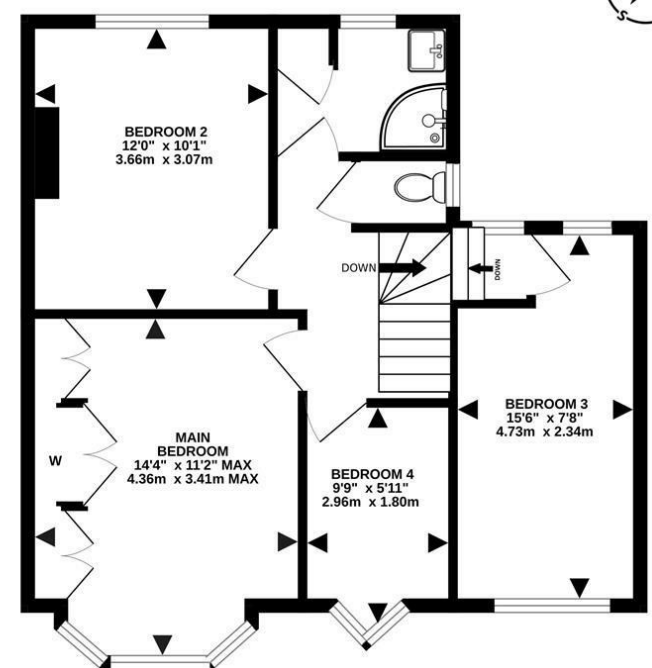
Cheam Village is moments away, offering a charming selection of independent shops, cafés, pubs and restaurants, while the open green spaces of Cheam Park and Nonsuch Park are both within easy reach, ideal for recreation and leisure.

If you would like to book in for a viewing or for more information please get in touch with Martin Buhagiar on 07795460499 or one of our sales team on 01737817718





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

MAIN HOUSE 103 SQ.M(1109 SQ.FT)GARAGE 13.2 SQ.M(142 SQ.FT)

TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: D
 COUNCIL: Sutton
 TAX BAND: E

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