



Molesey Drive, Sutton

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- Park Farm estate
- Three bedroom home
- Open plan living / dining space
- Separate lounge
- Loft room
- Outbuilding / Garage
- Private driveway
- Close to local schools
- Vendor suited
- Freehold

****OPEN DAY FULLY BOOKED**** - The Personal Agent are delighted to present a fantastic opportunity to acquire this three bedroom home located on the highly desirable Park Farm area in Cheam, positioned within easy reach of local schools, station and local amenities.

This wonderful home boasts generous sized and bright rooms throughout. As you enter the property from the hallway on your left hand side you have the first reception room which is currently used as a separate lounge.

To the rear of the property you have a cleverley



extended open plan kitchen / dining / living space, ideal for hosting and families, also with the added benefit of doors on to the garden.

Upstairs are three bedrooms of which two are doubles and a single along with the family bathroom. There is also a loft space which could be easily converted into a bedroom without losing any current floor space.

To the rear of the property is a 80' x 17'0 rear garden which is mainly laid to lawn, with a private sun trapped patio area at the back, with doors into the summer house / garage. To the front of the property there is a driveway for 2 cars.

The Park Farm area is highly popular especially with family being so close to three excellent schools. Cheam Park Farm Infants, Junior School and Cheam High School, creating a real family atmosphere.

The transport links are also superb with the local bus routes connecting to Morden underground station which offers the Northern line service. You can also travel to Wimbledon and Putney from the 93 bus route.

A bit closer is the North Cheam High Street which provides multiple shops and restaurants along with Sainsbury's Superstore and other local bus routes to Worcester Park, Cheam and Sutton Town Centres.

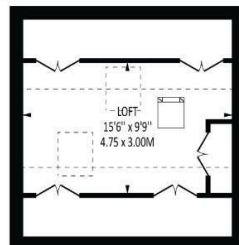




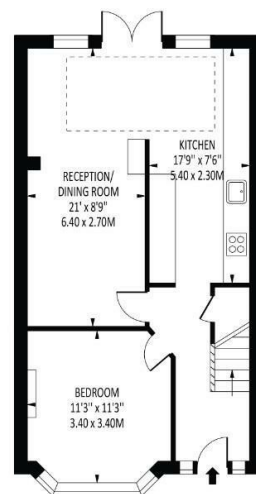
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Molesley Drive

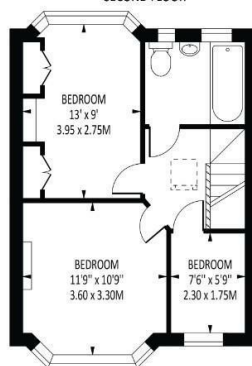
Total Area: 1179 SQ FT • 109.53 SQ M
(Including Loft)
Loft Area : 256 SQ FT • 23.75 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Disclaimer for Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of such statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

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