



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.

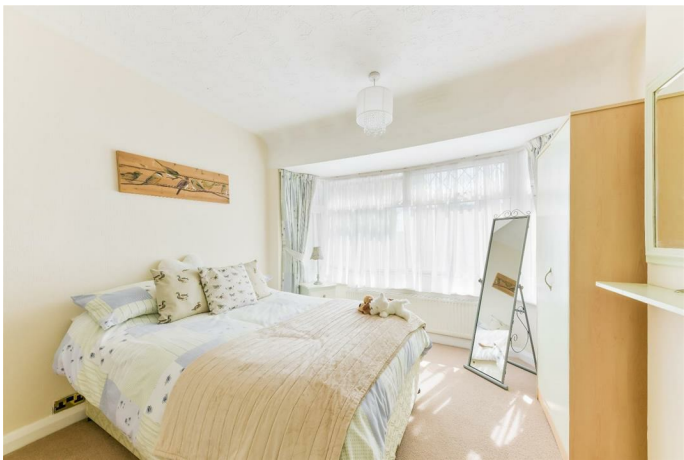
Upstairs are three bedrooms of which two are doubles and a single along with the family bathroom. There is also a loft space which could be easily converted into a bedroom without losing any current floor space.

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.

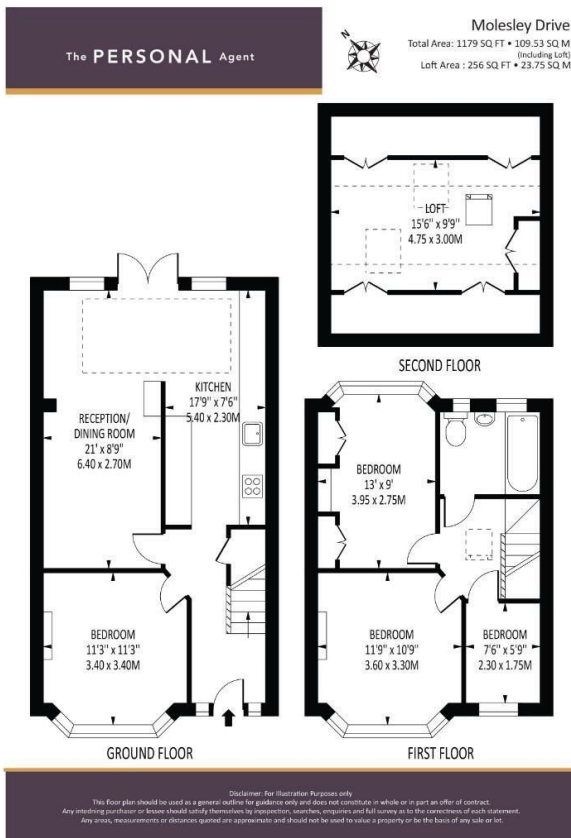
The Park Farm area is highly popular especially with family being so close to three excellent schools. Cheam Park Farm Infants, Junior School and Cheam High School, creating a real family atmosphere.

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.







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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PERSONAL
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

