



The Spinney, London Road, Cheam, Sutton

The **PERSONAL** Agent

# Price Guide £415,000

## Leasehold

- Spacious First Floor Maisonette
- Private Front Entrance Lobby
- Hallway with Fitted Storage
- Lounge/Dining Room
- Stylish Fully Fitted Kitchen
- Two Double Bedrooms
- Modern Family Bathroom
- Fully Enclosed Low Maintenance Rear Garden
- Long 950 Year (approx ) Lease with Nominal Ground Rent Charge
- Sought After Close Near Nonsuch Park

A larger than average two bedroom first floor maisonette with direct access to a private rear garden situated in a highly sought after close within walking distance of Worcester Park, North Cheam, Stoneleigh Broadway and the Historic Nonsuch Park. Viewing Highly Recommended.

This beautifully appointed and spacious first floor maisonette benefits from its own private entrance and a fully enclosed rear garden.

Properties of this type are generously sized and are generally bigger than more modern alternatives and would appeal to those who are looking to bridge the gap between an apartment and traditional house.

So whether you are looking to buy your first home, wanting to downsize or looking for a rental investment property, this home ticks all the boxes.



You enter the home via a private front entrance with an inner lobby with stairs to the first floor landing with plenty of fitted storage and doors off to rooms. There is a spacious lounge/dining room with double glazed window to the front aspect overlooking the close and surrounding gardens.

The kitchen is stylish and fully fitted with space and plumbing for kitchen appliances and plenty of worktop space and offers convenient stair access to the rear garden.

Both the bedrooms are well proportioned double rooms with double glazed windows and there is a separate modern family bathroom fitted with a matching contemporary style suite in white with wall mounted cupboard housing the gas central heating boiler system.

Outside the low maintenance rear garden is fully enclosed and mainly paved with space for a storage shed and gate providing handy secure entry via the front entrance and kitchen.

There is ample on road parking in the close with no parking restrictions.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

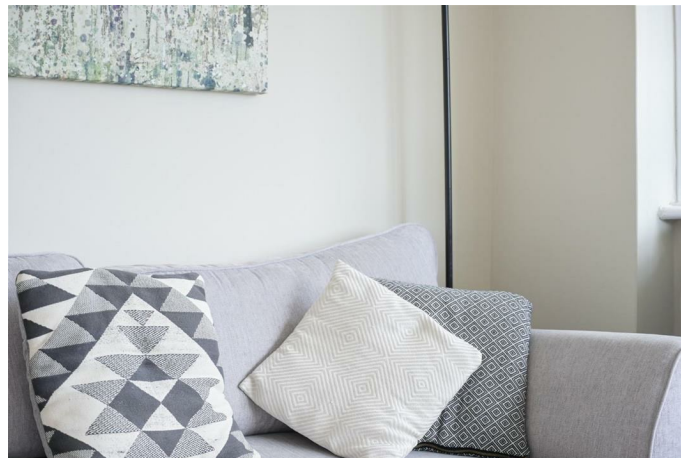
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Leasehold 999 from new with currently 950 year remaining.

Ground Rent is £8.40 p/a

Service Charge is Nil

Council Tax Band: Currently 'D'

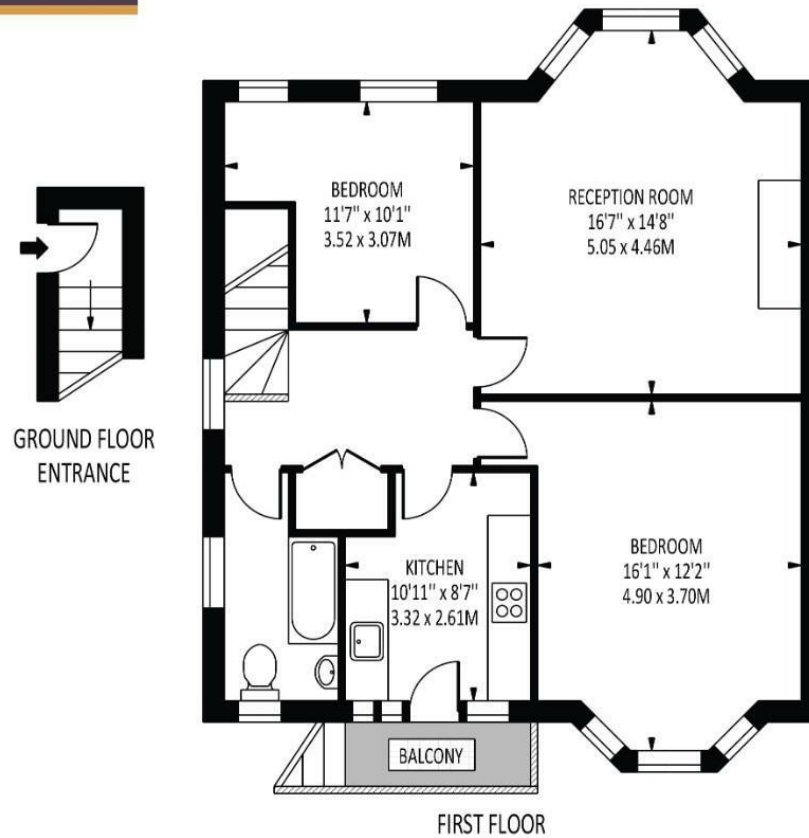




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Total Area: 792 SQ FT • 73.58 SQ M



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, searches, enquiries and full survey as to the correctness of each 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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.

