



Frederick Road, Cheam,

The **PERSONAL** Agent

Offers Over £425,000

Freehold

- Two Bedroom End of Terrace House
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Conservatory
- Downstairs Cloakroom
- Bathroom
- Level Rear Garden
- Driveway

A two bedroom end of terrace house with private driveway and well established level rear garden conveniently located for local shops and transport links.

This charming home is perfect for first time buyers, downsizers or rental investors and is centrally located only a few minutes walk of West Sutton train station and a bustling high street with a wide range of local shops, pubs, restaurants and supermarkets.

The house benefits from a private driveway to the front which is rare find in this price range making parking here a breeze and although the house been redecorated it still provides the opportunity to update



the kitchen and bathroom in your own preferred taste and style.

You enter the property via the entrance hall with stairs to the first floor landing with a door which leads to the front reception room. From here you have access to separate dining room with adjoining kitchen and to the rear is a conservatory with access to the rear garden and there is also a handy downstairs cloakroom.

Upstairs there are two double bedrooms and family bathroom and outside you have a well established rear garden with paved patio area to the rear.

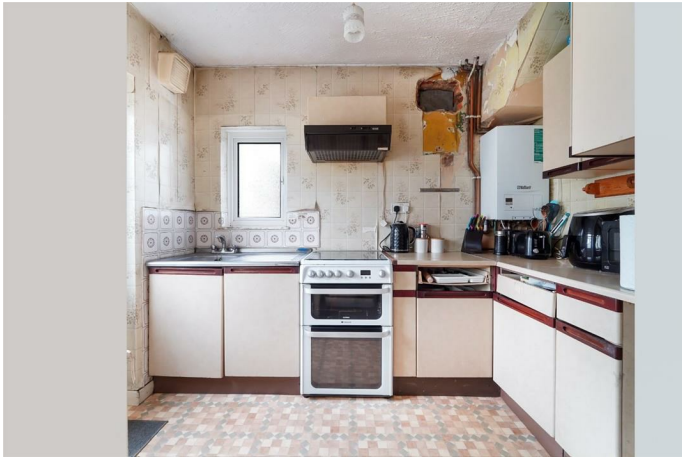
The property is situated in Sutton town centre with its excellent shopping facilities, bars and restaurants.

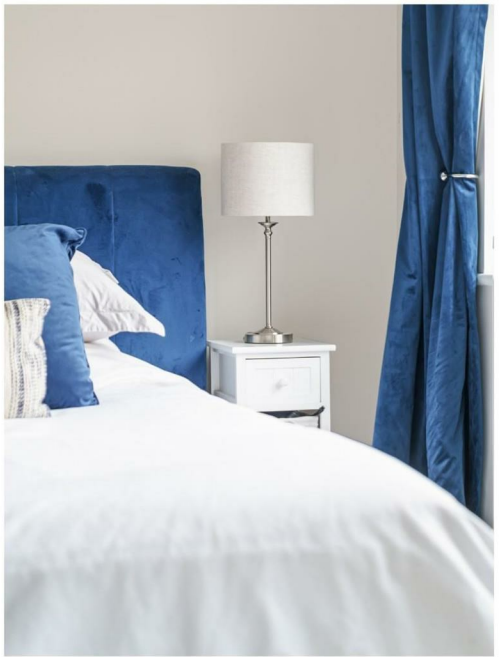
Sutton mainline station is also a short walk away with fast and frequent rail services to London terminals. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively.

The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Tenure: Freehold

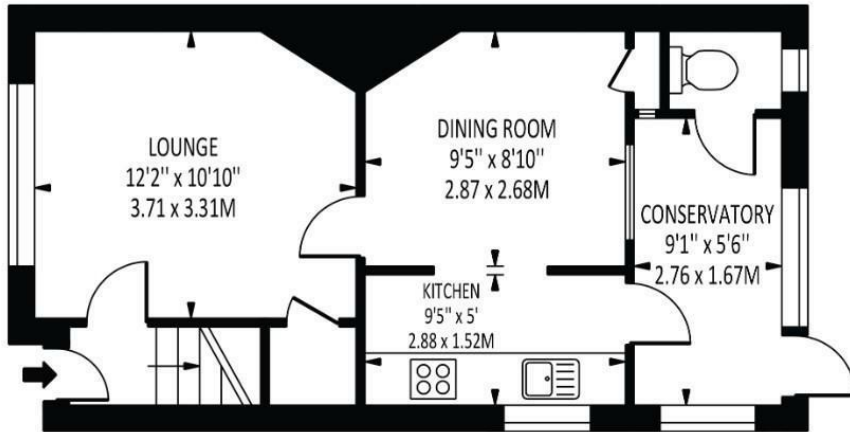
Council Tax: Currently Band 'D'



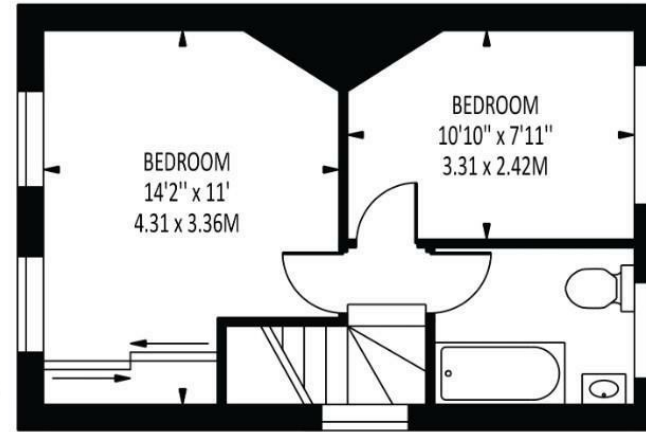


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Total Area: 708 SQ FT • 65.82 SQ M



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, 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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

