



Chartwell Place, North Cheam

The **PERSONAL** Agent

Offers Over £490,000

Freehold

- End of Terrace House
- Entrance Lobby
- Downstairs Cloakroom
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Level Rear Garden
- Garage En Bloc
- No Onward Chain

The Personal Agent are pleased to bring to the market this three bedroom semi detached house with garage en bloc set within a popular cul de sac in North Cheam. No Onward Chain.

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

The property itself is accessed via an entrance lobby with access to a handy downstairs cloakroom.



A large and bright double aspect reception room provides plenty of space to both relax and entertain with access to a fitted kitchen and the level rear garden.

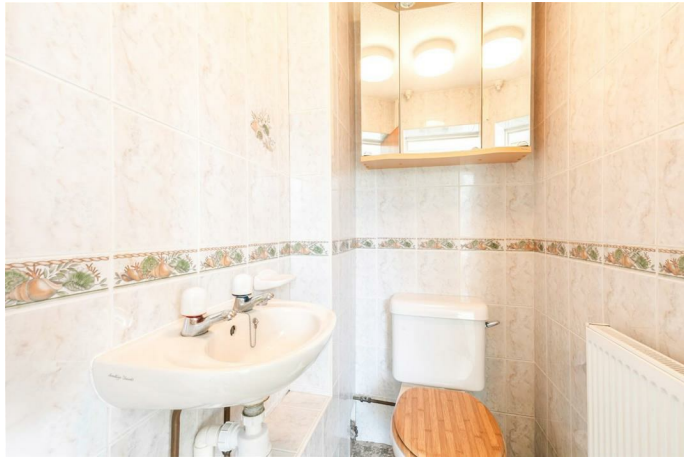
Upstairs you have three well proportioned bedrooms with double glazed windows and a family bathroom.

Outside the rear garden is laid mainly to lawn enclosed by border fencing and there is garage en-bloc.

No Onward Chain

Chartwell Place is situated on the edge of the popular Park Farm area just North of Cheam Village, within easy walking distance of a handy parade of shops and local bus routes to a variety of surrounding areas. There are a selection of Ofsted rated 'Outstanding' and 'Good' local schools nearby.

Tenure: Freehold
Council Tax Band: D

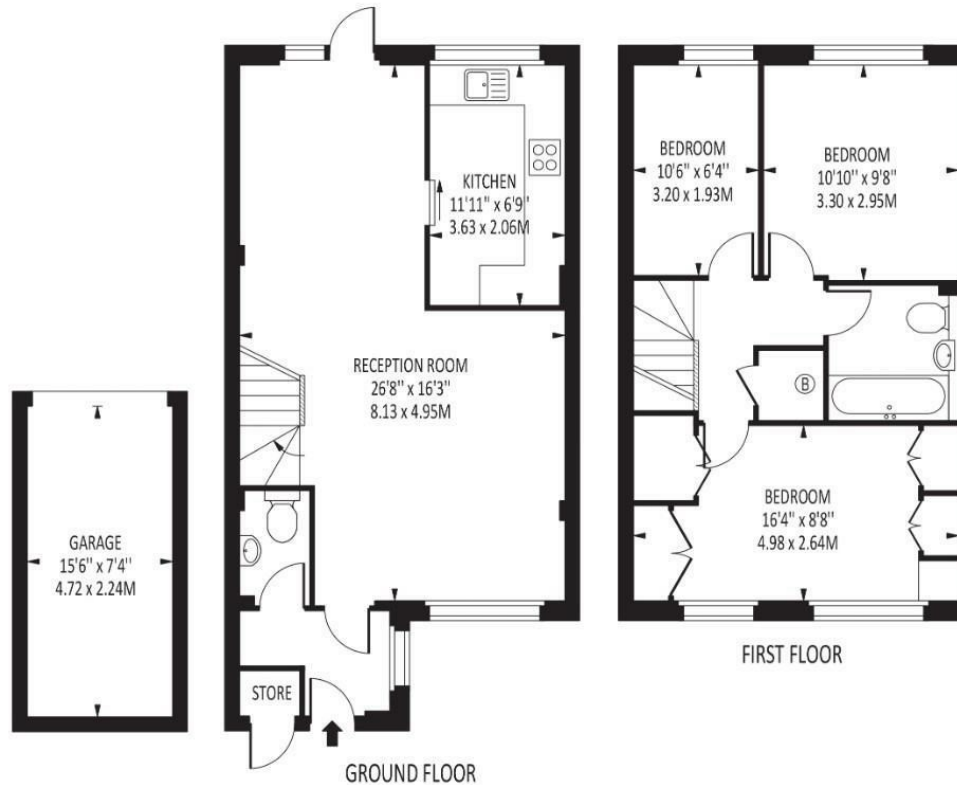




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Total Area: 1027 SQ FT • 95.43 SQ M
(Including Garage & Store)
Garage Area : 114 SQ FT • 10.57 SQ M
Store Area : 6 SQ FT • 0.59 SQ M



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) A		
(81-91) B		
(69-80) C	69	76
(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

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

