



Egham Close, Cheam

The **PERSONAL** Agent

Offers In Excess Of £625,000 Freehold

- Four Bedroom Semi Detached House
- Blocked Paved Driveway
- Covered Front Entrance
- Living Room With Open Feature Fireplace
- Open Plan Kitchen/Dining/Family Room
- Three First Floor Bedrooms
- Modern Family Bathroom
- Master Bedroom With En-Suite Shower Room
- Level Rear Garden With Side Access.
- Quiet Cul-De-Sac Location

A well presented four bedroom semi detached family home with block paved driveway and level rear garden situated in a quiet cul de sac location. Viewing Highly Recommended.

The property has been beautifully extended to provide modern and stylish living accommodation over three floors and is approached via blocked paved driveway with parking for two vehicles and secure gated side access to the rear garden. You enter the property via a covered front entrance with courtesy light with a double glazed composite front door which leads to a bright and airy hallway with stairs to the first floor landing and doors to all ground floor rooms.

The living room is located to the front of the property with large double glazed bay window with bespoke wooden shutters and a feature fireplace which adds a nice focal point to the room.

The kitchen has been knocked through to the original dining room and now forms a desirable living space with plenty of



room for the whole family to enjoy and is fitted with range of floor and wall mounted cream units, incorporating beech effect worktops and space and plumbing for kitchen appliances. There is also space for a large American style fridge/freezer and double glazed windows and patio doors offer views and direct access to the rear garden.

On the first floor are three good sized bedrooms, all of which benefit from double glazed windows with bespoke wooden shutters and radiators and these rooms are serviced by a modern family bathroom fitted with matching sanitaryware.

The loft space has been skilfully converted and is accessed via a turning staircase to a master bedroom with two large skylight windows with pull down blinds and has been fitted with bespoke wardrobes and chest of drawers. There is also handy eaves storage space and the en-suite shower room is fitted with a matching suite in white with double glazed window the rear.

The rear garden is level with an AstroTurf lawn and Indian sandstone paved terrace seating area.

The property is situated the highly sought after Cheam park farm estate near both Sutton and Worcester Park town centres with its excellent shopping facilities, bars and restaurants. West Sutton mainline station is also nearby 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



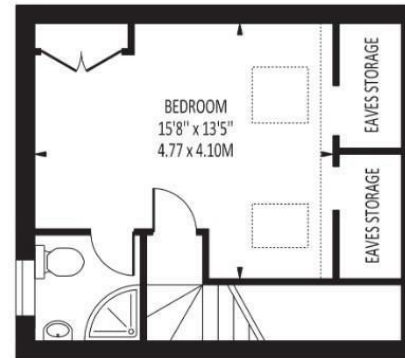


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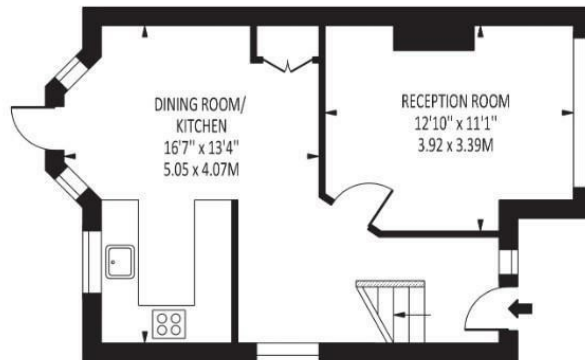


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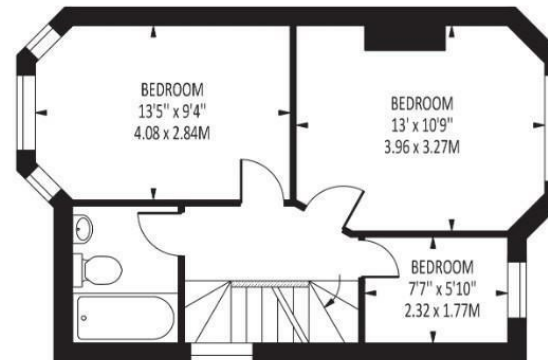
Total Area: 1138 SQ. FT • 105.75 SQ. M
(Including Restricted Height Area & Eaves Storages)
Restricted Height & Eaves Storages Area: 59 SQ. FT • 5.46 SQ. M



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, 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		65
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.

