Church Hill Road, Cheam

The PERSONAL Agent

# Guide Price £575,000

## Freehold

- Spacious Three bedroom Terraced House
- Impressive Open Plan Kitchen and Living Area
- Modern Kitchen
- Garage
- Off Street Parking
- Rear Patio Leading to Long Garden
- Close to Cheam Park
- Close to Transport Links
- Good School Catchments
- Modern Bathroom

A well presented and deceptively spacious three bedroom family home, offering approximately 1,200 sq ft of accommodation including the integral garage, complemented by off street parking for two cars and a particularly attractive long rear garden.

The ground floor provides an impressive open-plan reception, dining and kitchen area, measuring approximately 29'6 x 17'8, creating a generous and versatile space ideal for both everyday family life and entertaining. The kitchen is positioned to the rear of the room and benefits from a good amount of worktop and storage space. Hardwood flooring runs throughout the ground floor, adding warmth and character to the living accommodation.

Upstairs there are three bedrooms, including two excellent sized double bedrooms and a well-proportioned third bedroom, together with the family bathroom.

Outside, the property benefits from a rear patio leading onto a long, established garden, which is predominantly laid to lawn and features raised beds, providing an excellent space for families, gardening enthusiasts and outdoor entertaining. To the front, there is off-street parking for two vehicles, in addition to the garage.

Overall, the property offers a fantastic combination of generous living accommodation, three bedrooms, parking and a substantial rear garden, making it an ideal home for a growing family.

The property 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-E

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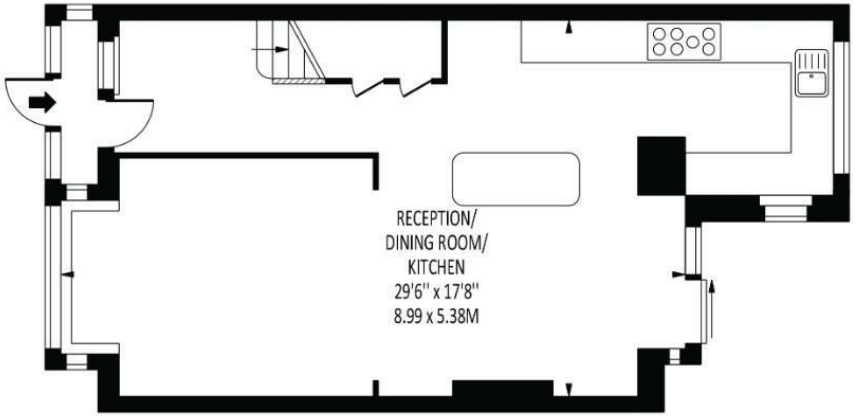
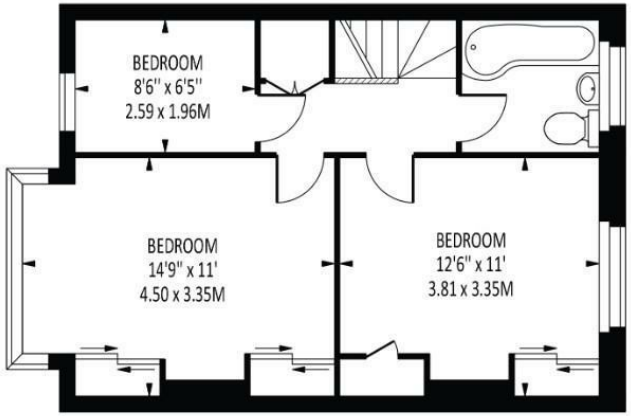
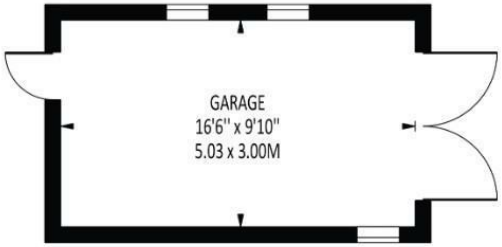
Total Area: 1200 SQ FT • 111.52 SQ M
(Including Garage)
Garage Area : 162 SQ FT • 15.09 SQ M

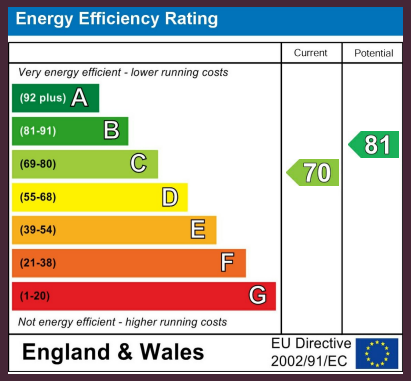



GROUND FLOOR




FIRST FLOOR

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