



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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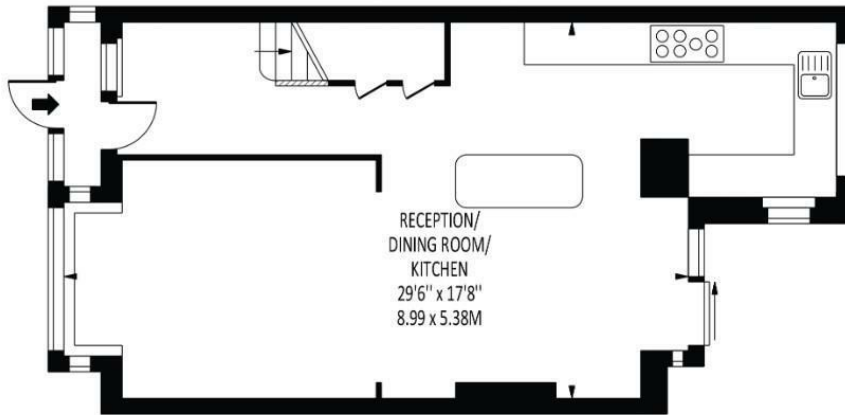


Church Hill Road

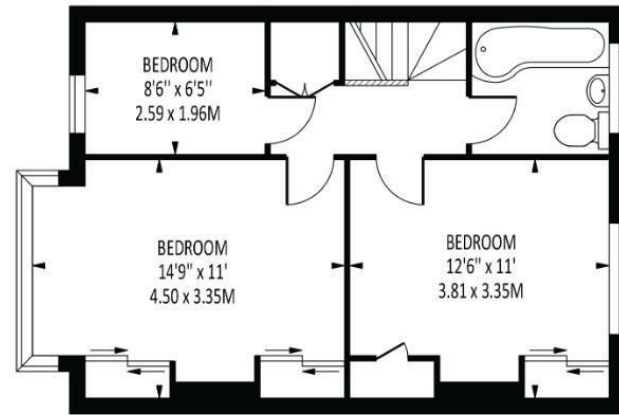
Total Area: 1200 SQ FT • 111.52 SQ M

(Including Garage)

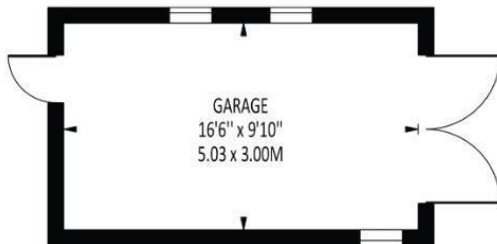
Garage Area : 162 SQ FT • 15.09 SQ M



GROUND FLOOR



FIRST FLOOR



GARAGE
16'6" x 9'10"
5.03 x 3.00M

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
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.

