



Lumley Road, Cheam

The **PERSONAL** Agent

Price Guide £675,000

Freehold

- Double Fronted Semi Detached House
- Covered Front Entrance & Hallway
- Lounge with Open Fire Place
- Country Style Kitchen/Dining Room
- Three Good Sized Bedrooms
- Family Bathroom
- Landscaped Level Rear Garden
- Block Paved Driveway
- Huge Potential To Extend STPP



The Personal Agent are delighted to present this attractive three bedroom home situated within a popular residential road and offered to the market with no onward chain.

This lovely and traditional home is a true gem waiting to be discovered and also enjoys huge potential to extend too STPP.

The accommodation briefly comprises; Covered front entrance, spacious hallway, lounge with feature fireplace, country style kitchen/dining room, three bedrooms, family bathroom, landscaped rear garden with large terrace, covered pergola and bar.

As you step inside, you are greeted by a spacious

entrance hall leading to an inviting lounge which exudes warmth with its open feature fireplace creating a cosy ambiance during the colder months. Whether you're looking to curl up with a book or host a movie night, this space is sure to be a favourite spot in the house.

The large country-style kitchen/dining room with beamed effect ceilings is the heart of the home, ideal for creating culinary delights on the range cooker and hosting memorable gatherings.

Boasting three generously sized bedrooms and a family bathroom, this property offers ample space for a growing family or those in need of a home office.

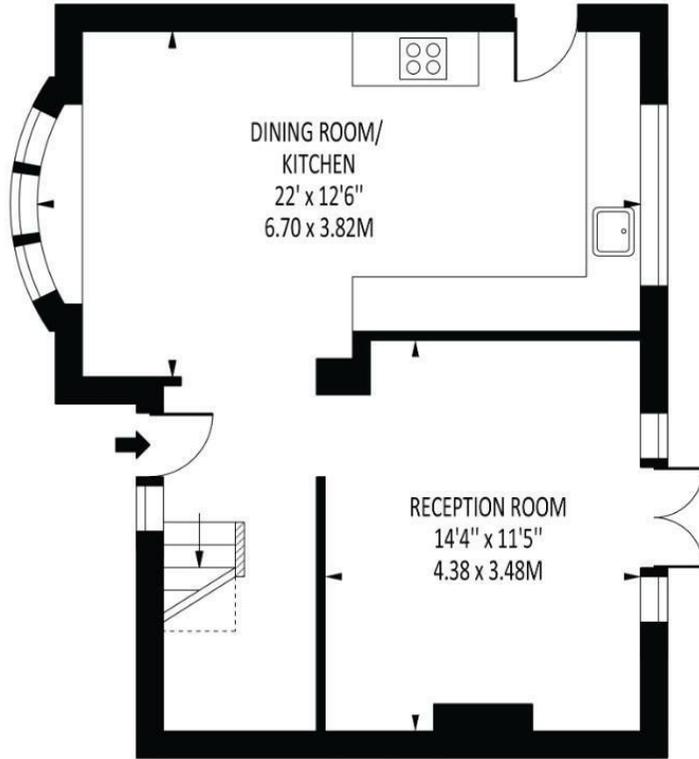
Parking is a breeze with a blocked paved driveway providing space for at least three vehicles, ensuring convenience for you and your guests. Step outside to explore the expansive garden, complete with a paved terrace seating area and a covered pergola offering a tranquil oasis for relaxation and al fresco dining.

The property is located in a peaceful residential road close to Cheam Village centre, with its range of shops, cafes, restaurants and Waitrose. Nonsuch and Cheam parks are nearby as is a range of schools, both state and private. Nearest stations are Cheam and West Sutton, giving frequent services into London.

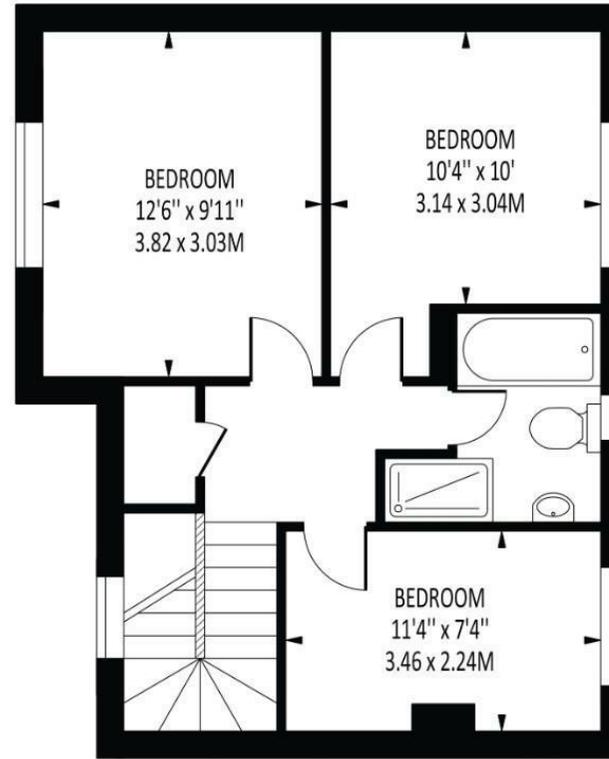
Tenure - Freehold
Council tax band - D







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		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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