



Fieldsend Road, Sutton, SM3 8NR

Offers in Excess of £675,000

A unique opportunity to acquire this extended three bedroom detached family home, located within easy reach of Cheam Village, with its variety of shops, restaurants and transport links, including Cheam main line railway station. There are also several well regarded schools nearby.

Excellent location · Lounge/diner ·
Kitchen/breakfast room · Downstairs cloakroom

Accommodation

A spacious entrance hall with downstairs cloakroom leads to the large double aspect lounge diner with sliding patio doors on to the rear garden. There is also a fitted kitchen/breakfast room overlooking the rear garden with an integral door leading to a double garage/workshop.

The property has a basement with power and lighting accessed by a stairway from the lounge. It has two rooms, one in use for storage with access to the rear garden, the other in use as a utility and bar area.

Upstairs there is a spacious landing with three double bedrooms, including the master bedroom with fitted wardrobes, shower unit and hand wash basin, as well as a study which could be used as a small single bedroom. There is a family bathroom and a separate wc, and access to the insulated and boarded loft.

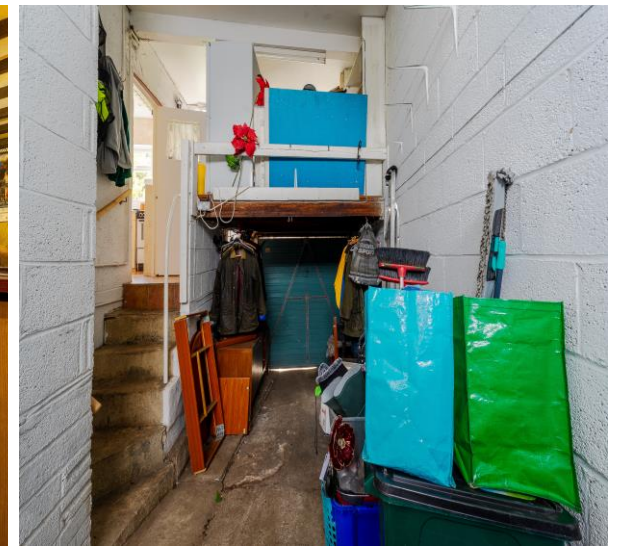


Outside

To the front of the property there is a driveway for off street parking and access to the integral garage.

The rear garden extends to approximately 140'. It is beautifully presented, mainly laid to lawn with mature trees, shrubs and planted borders.

A detached garage is used for storage.



Council Tax - D
Tenure - Freehold

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Disclaimer

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TOTAL FLOOR AREA: 1910 sq.ft. (177.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		

