





ABBOTTS ROAD, CHEAM, SUTTON, SM3

OIEO £240,000 LEASEHOLD

A WELL-PRESENTED GROUND FLOOR MAISONETTE FEATURING A GARAGE EN BLOC LOCATED APPROX. HALF A MILE FROM WEST SUTTON TRAIN STATION

Winkworth

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AT A GLANCE

- Ground Floor Maisonette
- Long Lease Approx 148 years
- Garage en-bloc
- No Onward Chain
- One Double Bedroom
- Spacious Living/Dining Room
- Recently Re-Decorated
- Separate Kitchen
- Luxury Bathroom
- Two Store Cupboards
- Well-Kept Shared Gardens

DESCRIPTION

Situated in a quiet residential area, approx. just under half a mile from West Sutton train station and approx. 1 mile from Cheam Village, this well-presented ground floor maisonette benefits from a garage en bloc, a long lease of approx. 148 years and being sold with no onward chain.

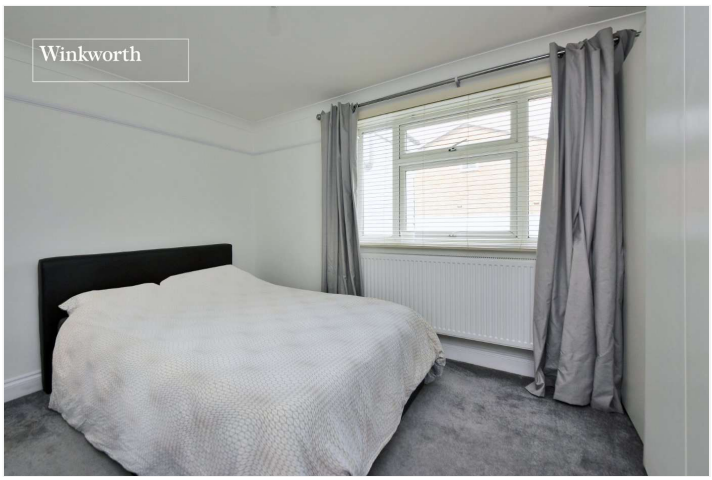
The accommodation comprises an entrance hall, a spacious living room/dining room, a luxury bathroom, a fitted kitchen and a well-proportioned bedroom with fitted wardrobes and a superb view overlooking the shared gardens. Other features include two storage cupboards and a garage en bloc.

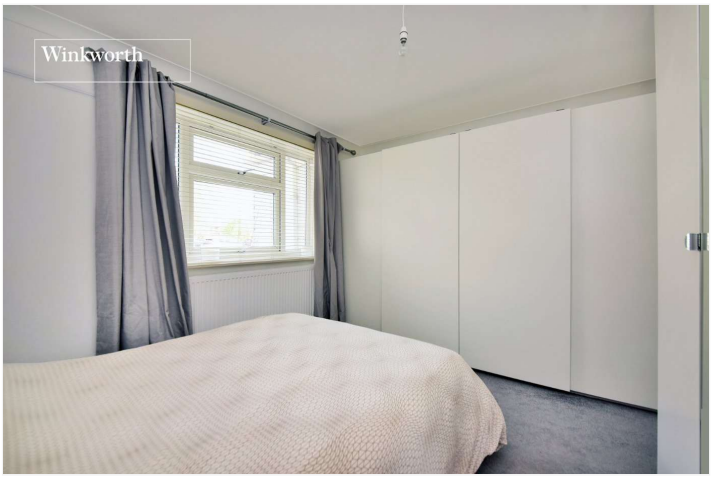
Locally, Cheam Village and North Cheam both offer an array of shops, restaurants and amenities including leisure centres, picturesque parkland at Nonsuch Park & Cheam Park plus a variety of bus routes towards Kingston, Sutton and Heathrow.

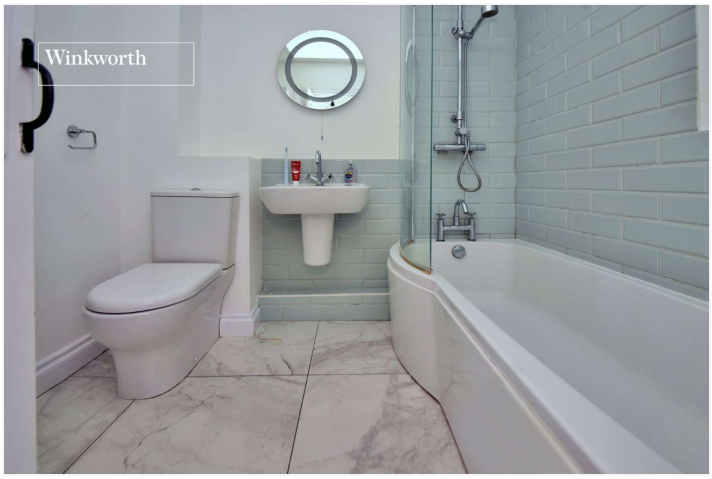
The vendor has advised the following information, please verify/check with your conveyancer.

The service and maintenance charges are approx. £1,002 per annum, paid in 6-month instalments of £501. The ground rent is approx. £90 from 2025 and increases to £120 in 2050.











ACCOMMODATION

Entrance Hall with Store Cupboard

Living/Dining Room - 15' x 9'7" max (4.57m x 2.92m max)

Kitchen - 6'8" x 6'5" max (2.03m x 1.96m max)

Bedroom - 12'5" x 10'6" max (3.78m x 3.2m max)

Bathroom - 7' x 6' max (2.13m x 1.83m max)

Garage - 15'4" x 8' max (4.67m x 2.44m max)



Abbotts Road, Cheam SM3 9TA

INTERNAL FLOOR AREA (APPROX.) 415 sq ft/ 38.5 sq m

Excluding Garage

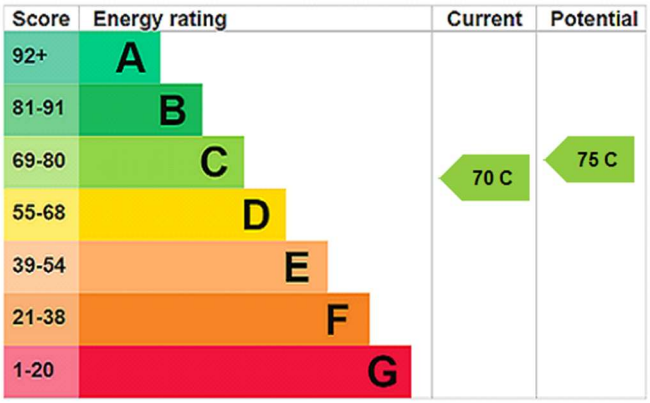


GROUND FLOOR FLAT

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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