





SILVERDALE CLOSE, CHEAM, SUTTON, SM1

GUIDE PRICE £350,000 - £365,000 LEASEHOLD

A SUPERB GROUND FLOOR MAISONETTE FEATURING TWO DOUBLE BEDROOMS, A PRIVATE REAR GARDEN, GARAGE EN BLOC AND DRIVEWAY PARKING

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AT A GLANCE

- Ground Floor Maisonette
- Direct Access to Private Rear Garden
- Driveway Parking for Two Vehicles Plus Garage
- Two Double Bedrooms
- Spacious Living/Dining Room
- Separate Fitted Kitchen
- Modern Bathroom
- Air Con With Warm & Cold
- Within Easy Reach to West Sutton Train Station
- Close to Several Good Schools

DESCRIPTION

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GROUND FLOOR WITH GARDEN, DRIVEWAY AND GARAGE AND BRAND NEW LEASE UPON COMPLETION

This well-presented two-bedroom ground floor maisonette is situated within a popular residential cul-de-sac and offers spacious accommodation, excellent outside space and the significant benefit of both off-street parking and a garage en bloc.

The property opens into an entrance hall leading to a particularly generous living/dining room, measuring approximately 21ft in length and providing ample space for both comfortable seating and a dining area. The separate kitchen is fitted with a range of modern units and provides direct access onto the rear garden.

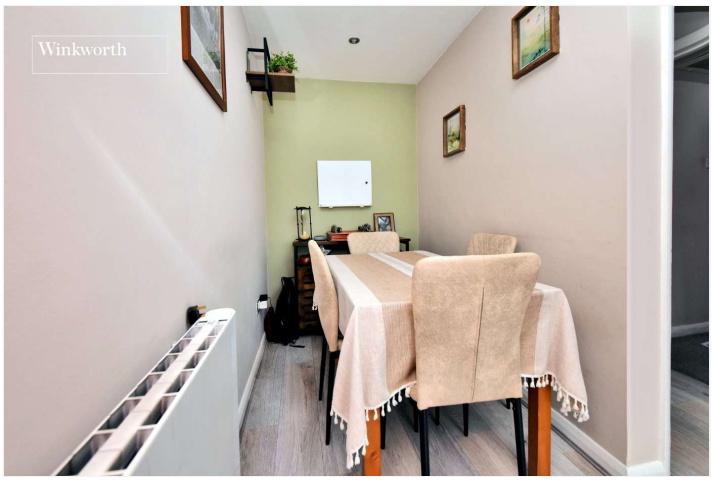
There are two well-proportioned bedrooms, including a generous principal double bedroom, together with a family bathroom. The accommodation is well-presented throughout, making this an appealing option for first-time buyers, downsizers and investors alike.

A particular highlight is the private landscaped rear garden, which extends to approximately 16ft and combines a paved entertaining area with artificial lawn, creating an attractive, low-maintenance space. The garden also benefits from gated side access. Further advantages include a garage en bloc and a private driveway providing off-street parking for two cars.

Silverdale Close is conveniently positioned for the amenities of Cheam and Sutton, with a variety of shops, restaurants and leisure facilities nearby. The area is well served by highly regarded local schools, whilst West Sutton station and numerous bus routes provide convenient transport links towards central London and surrounding areas.

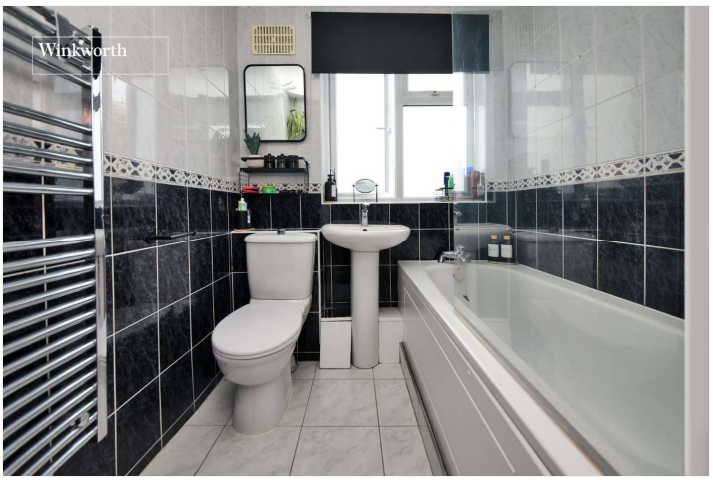
Agents notes - the vendor has advised the lease will be extended upon completion of sale, years to be confirmed in due course.











ACCOMMODATION

Entrance Hall

Living/Dining Room - 21' x 11' max (6.4m x 3.35m max)

Kitchen - 11'4" x 8' max (3.45m x 2.44m max)

Bedroom - 12'2" x 11'1" max (3.7m x 3.38m max)

Bedroom - 11'5" x 10'1" max (3.48m x 3.07m max)

Bathroom - 6'3" x 5'6" max (1.9m x 1.68m max)

Garage - 16' x 8'6" max (4.88m x 2.6m max)

Garden

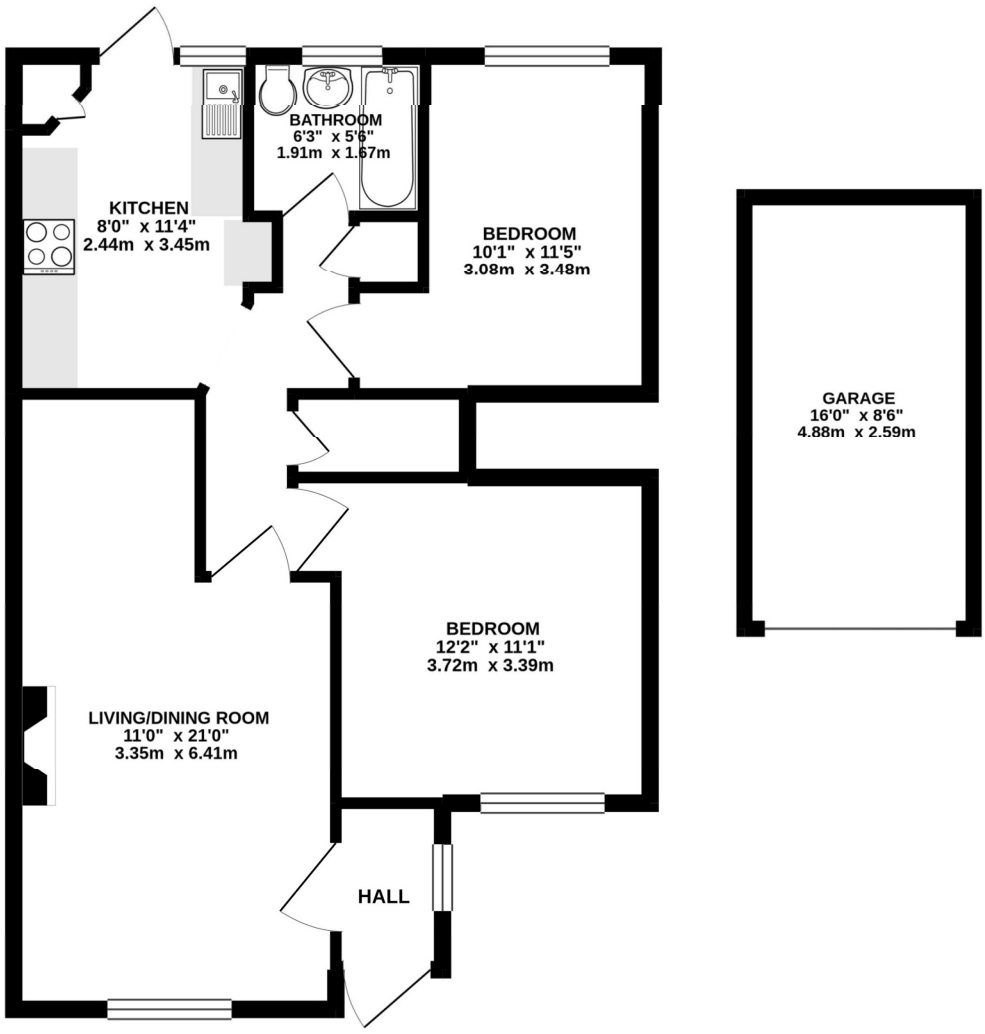


Silverdale Close, Cheam SM1 2LD

INTERNAL FLOOR AREA (APPROX.) 645 sq ft/ 60.0 sq m

Excluding Garage

Garden extends to 16 ft/ 4.88m.



GROUND FLOOR MAISONETTE

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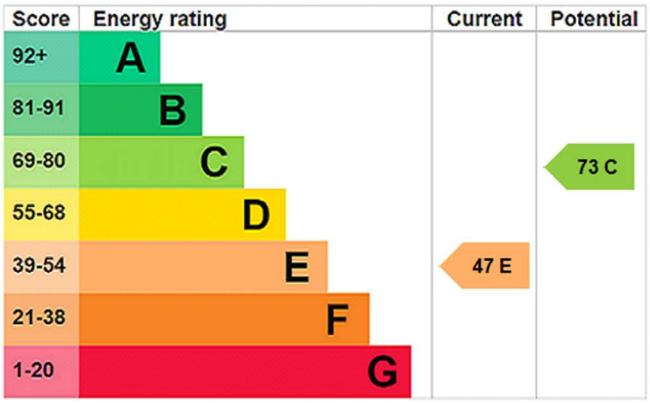
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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See things differently

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