



FREDERICK ROAD, CHEAM, SUTTON, SM1
£625,000 FREEHOLD

A STUNNING FAMILY HOME FEATURING CONTEMPORARY DÉCOR AND A LOCATION CLOSE TO CHEAM VILLAGE, WEST SUTTON STATION, AND WELL-REGARDED SCHOOLS

Winkworth

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AT A GLANCE

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Family Bathroom
- Low Maintenance Garden
- Off Street Parking
- Log Burner
- Underfloor Heating to Kitchen
- Well-Regarded Local Schools
- Close to Trains into Central London
- Council Tax Band D
- EPC Rating D

DESCRIPTION

A superb example of a 1930's end-of-terrace family home that has been remodeled and refurbished by the current owners to the very highest standard. The beautiful presentation, plus the ultra-convenient location within easy reach of West Sutton train station, Cheam Village and various sought-after schools, make this a must view for both families and commuters.

The property benefits from spacious room sizes throughout which include a living room with attractive bay window to the front aspect, a stunning kitchen/dining room with breakfast island, roof lantern and bi-folding doors onto the rear garden, two double bedrooms both with fitted wardrobes, a third good sized single bedroom and a luxury family bathroom.

The rear garden has been landscaped and has high fencing for privacy and a patio set of the back of the house making it the ideal space for dining and socialising. To the front of the property there is ample space for off street parking.

As mentioned, the property is within walking distance of Cheam Village with its wide range of amenities including shops, bars, restaurants, and the mainline station serving Victoria and London Bridge. In addition, residents will have the choice of West Sutton train station which offers services to London Bridge, London Blackfriars, Farringdon, and London Waterloo via Wimbledon. Local education in the area is highly regarded and includes Homefield Preparatory School, Cheam Fields Primary, Cheam High School and Nonsuch High School for Girls.



ACCOMMODATION

Entrance Hall

Living Room - 12'6" x 11' max (3.8m x 3.35m max)

Kitchen/Dining Room - 20' x 16'5" max (6.1m x 5m max)

Bedroom - 10'9" x 10' max (3.28m x 3.05m max)

Bedroom - 10'5" x 10' max (3.18m x 3.05m max)

Bedroom - 7'8" x 6'7" max (2.34m x 2m max)

Bathroom - 6'7" x 6'6" max (2m x 1.98m max)

Garden - Approx. 30ft

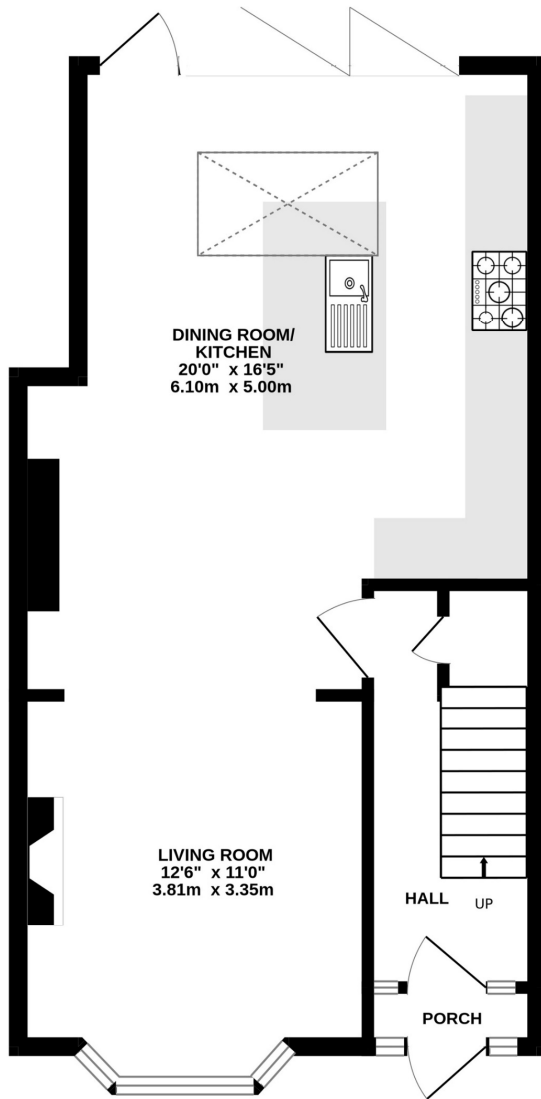
Off Street Parking

Side Access

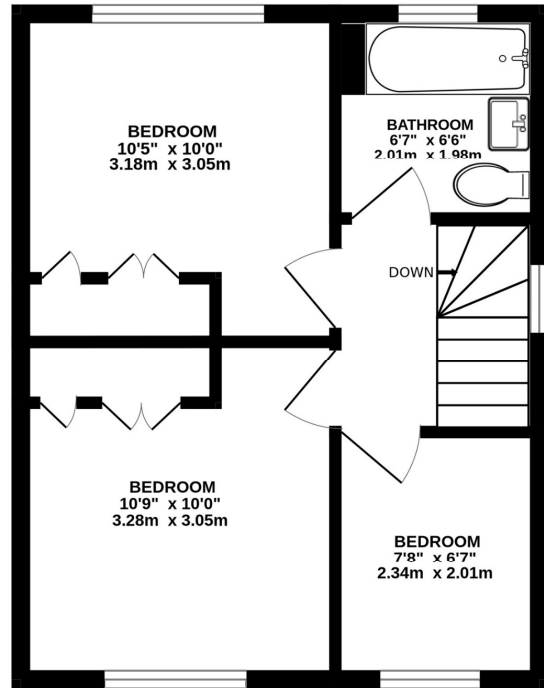


Frederick Road, Cheam SM1 2HU

INTERNAL FLOOR AREA
(APPROX.) 850 sq ft/ 79.0 sq m
Garden extends to 30' (9.14m) approx.



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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