



FREDERICK ROAD, CHEAM, SUTTON, SM1

OIEO £475,000 FREEHOLD

**A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM PROPERTY
FEATURING A SOUTHERLY ASPECT REAR GARDEN LOCATED WITHIN
WALKING DISTANCE OF WEST SUTTON STATION AND WELL-
REGARDED SCHOOLS**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- 2 Bedrooms
- Living Room
- Kitchen/Diner
- Upstairs Bathroom
- South Facing Garden approx. 40ft
- Side Access
- In The Catchment Area of Well-Regarded Schools
- Walking Distance to West Sutton Station
- Off Street Parking
- Council Tax Band D
- EPC Rating D

DESCRIPTION

This beautifully presented two double bedroom property features an open-plan kitchen diner and a well-maintained secluded, South facing rear garden and is located within walking distance of West Sutton train station.

The accommodation comprises a front-view living room with bay window, an open-plan kitchen with space for dining table and chairs, two well-proportioned double bedrooms and a modern fitted bathroom. There is scope to extend subject to the usual planning consents.

Externally, the well-maintained rear garden has a Southerly aspect, is mostly laid to lawn with mature trees, roses and shrubs and includes a patio area ideal for outside dining and a useful storage shed. To the front of the property, there is a driveway providing off street parking and allowing access via the side to the garden.

The property is within easy reach of both Sutton town centre and Cheam Village, both offering a variety of amenities including shops, bars, restaurants, supermarkets, two further train stations and several bus routes to surrounding areas.

Local education in the area is highly regarded and the property catchment area includes Homefield Preparatory School, Robin Hood Infant's School, Cheam Park Farm Primary School, and Cheam High School (please always check catchment areas direct with the school).



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

ACCOMMODATION

Living Room - 15'11" x 11'2" max (4.85m x 3.4m max)

Kitchen/Diner - 14'1" x 9'8" max (4.3m x 2.95m max)

Bedroom - 14'1" x 11'1" max (4.3m x 3.38m max)

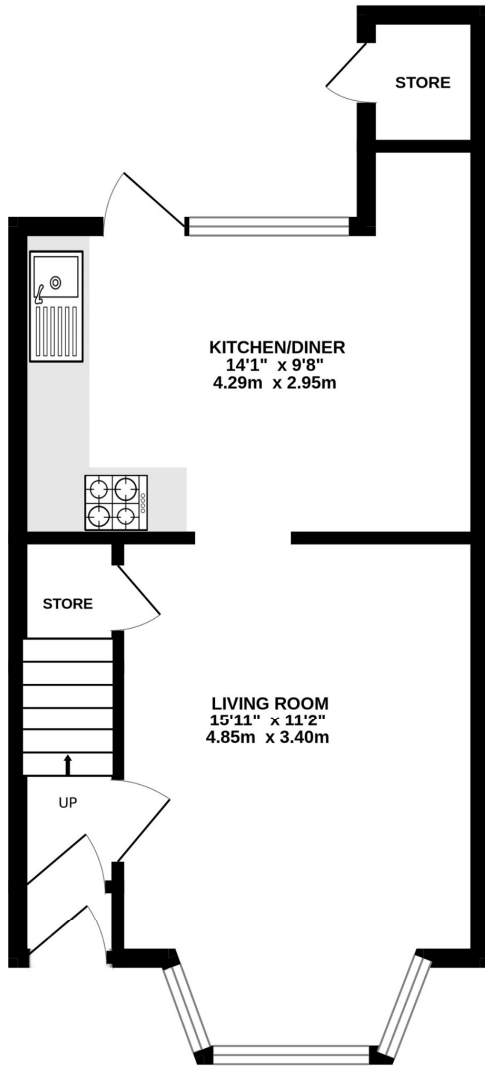
Bedroom - 11' x 8' max (3.35m x 2.44m max)

Bathroom - 8' x 6' max (2.44m x 1.83m max)

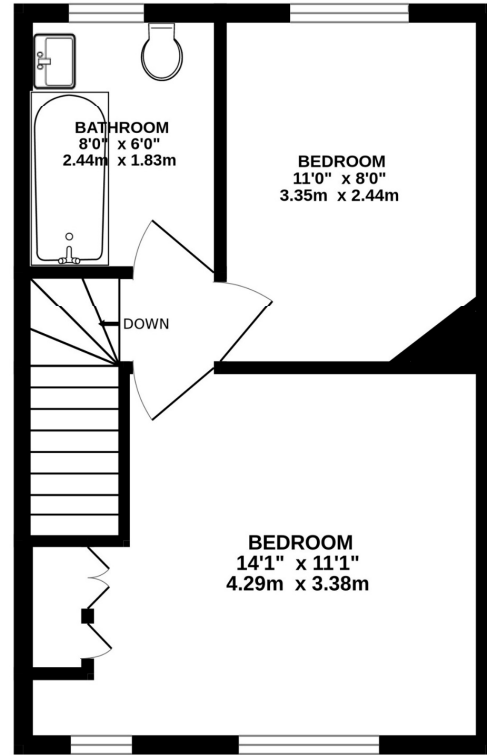
Garden - Approx. 40ft

Store

Frederick Road, Cheam SM1 2HP
 INTERNAL FLOOR AREA (APPROX.) 702 sq ft/ 65.2 sq m
 Garden extends to 40' (12.19m) approx.



GROUND FLOOR



FIRST FLOOR



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 © 2024.

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

