



PRIORY AVENUE, CHEAM, SUTTON, SM3

£600,000 FREEHOLD

A WELL-PRESENTED FAMILY HOME BENEFITTING FROM SPACIOUS ROOM SIZES THROUGHOUT AND A SOUTHERLY ASPECT REAR GARDEN LOCATED CLOSE TO SEVERAL WELL-REGARDED SCHOOLS

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AT A GLANCE

- No Onward Chain
- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Garden approx. 80ft
- Off Street Parking
- Close to Cheam High School
- Sought After Road
- Council Tax Band E
- EPC Rating D

DESCRIPTION

This very well presented three bedroom family home benefits from spacious room sizes throughout, a southerly aspect rear garden and potential for extension subject to the usual planning consents.

The property is located close to several well-regarded schools including Cheam High School, Cheam Park Farm Primary, Cheam Fields Academy and Nonsuch High School for Girls. Both Cheam Village and Worcester Park town centre are within easy reach and provide an array of amenities including shops, bars, and restaurants. Commuters will have the choice of Cheam station, West Sutton station, Worcester Park station and several bus routes to surrounding areas.

The accommodation on the ground floor consists of a front aspect living room with bay window and feature fireplace, a dining room with double doors onto the rear garden, a good-sized galley kitchen with a large opening which has created a breakfast bar area and additional natural light. Upstairs there are two large double bedrooms, a third single bedroom and a modern fitted family bathroom with shower.

Externally, the rear garden is mainly laid to lawn, with a large patio just off the back of the house offering the ideal space for relaxing or dining. Planting throughout the garden is a combination of mature trees and shrubs which provide both interest and privacy for the owners. To the front of the property, a driveway provides ample off-street parking. There is also a useful access road to the rear.



ACCOMMODATION

Entrance Hall

Living Room - 15'6" x 12'6" max (4.72m x 3.8m max)

Dining Room - 12'6" x 11'10" max (3.8m x 3.6m max)

Kitchen - 12' x 7' max (3.66m x 2.13m max)

Bedroom - 15'9" x 11'8" max (4.8m x 3.56m max)

Bedroom - 12'6" x 10'10" max (3.8m x 3.3m max)

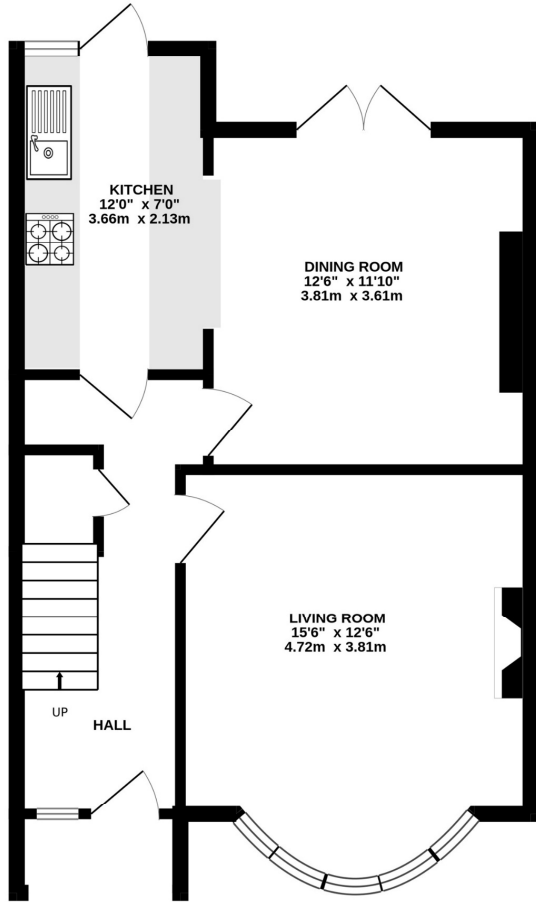
Bedroom - 7'9" x 7'2" max (2.36m x 2.18m max)

Bathroom - 9' x 8' max (2.74m x 2.44m max)

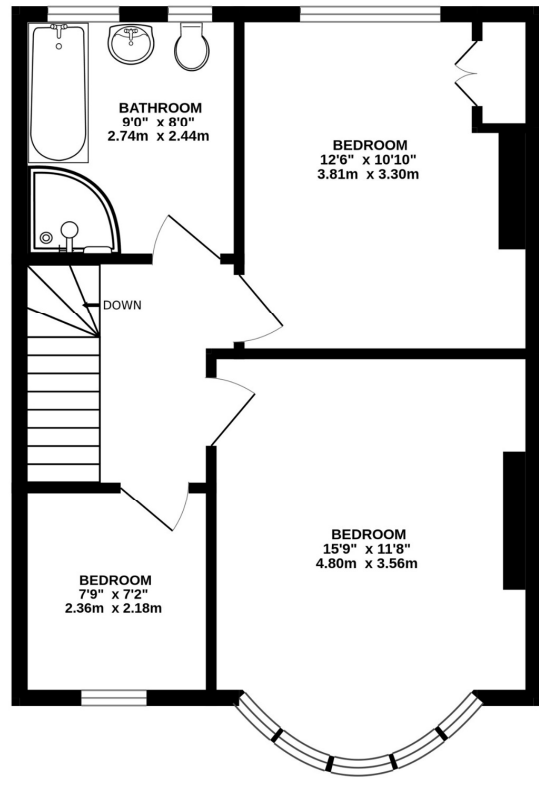
Garden - Approx. 80ft

Off Street Parking

Priory Avenue, Cheam SM3 8LX
 INTERNAL FLOOR AREA (APPROX.) 1010 sq ft/ 94.0 sq m
 Garden extends to 80' (24.38m) 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		83
(69-80)	C		
(55-68)	D	65	
(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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