



CHURCH HILL ROAD, CHEAM, SUTTON, SM3

£450,000 FREEHOLD

A THREE-BEDROOM SEMI-DETACHED PROPERTY REQUIRING SUBSTANTIAL RENOVATION, OFFERING EXCELLENT EXTENSION POTENTIAL AND A FANTASTIC IMPROVEMENT OPPORTUNITY

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

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AT A GLANCE

- No Onward Chain
- In Need Of Refurbishment
- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Separate WC
- Garden approx. 40ft
- Off Street Parking on Drive

EPC RATING E

DESCRIPTION

Occupying a well-established residential position in Cheam, this three-bedroom family home presents an exciting opportunity for buyers looking to create a property entirely to their own specification. Requiring a substantial programme of refurbishment and modernisation throughout, the house offers excellent potential for improvement and extension, subject to the usual planning consents.

The accommodation extends to approximately 935 sq. ft and begins with an entrance hall leading to a front-aspect living room. This opens through to a separate dining room at the rear, while the ground floor is completed by a kitchen with direct access to the garden.

Upstairs, there are two well-proportioned double bedrooms, a third single bedroom and a family bathroom with separate WC. The existing layout provides a good starting point for reconfiguration, while the property's position and plot could offer further possibilities to extend and enhance the accommodation, subject to planning permission.

Externally, the rear garden extends to approximately 40ft and currently includes a substantial outbuilding, while the frontage provides further outside space.

Church Hill Road is conveniently located for the amenities of Cheam Village and North Cheam, with a good selection of shops, cafés and everyday services nearby. The area is particularly popular with families thanks to its choice of well-regarded local schools, while Cheam and West Sutton stations provide convenient rail connections towards central London.

Offered with significant potential, this is a superb opportunity for renovators, developers or buyers seeking a long-term family home.



ACCOMMODATION

Living Room - 14' x 11' max (4.27m x 3.35m max)

Dining Room - 12'6" x 9'10" max (3.8m x 3m max)

Kitchen - 11'10" x 7'4" max (3.6m x 2.24m max)

Bedroom - 14' x 11' max (4.27m x 3.35m max)

Bedroom - 12'9" x 9'10" max (3.89m x 3m max)

Bedroom - 8'8" x 6'6" max (2.64m x 1.98m max)

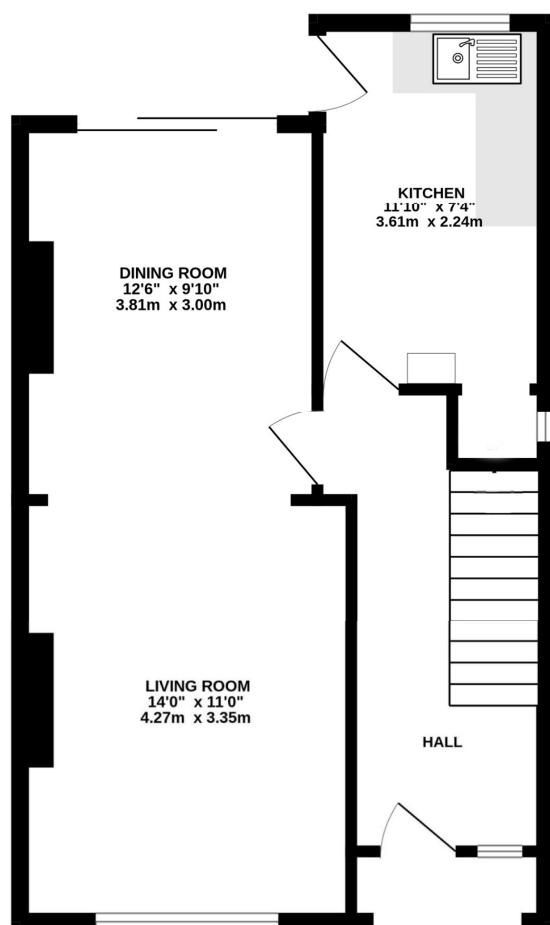
Family Bathroom - 7'7" x 5'8" max (2.3m x 1.73m max)

Separate WC

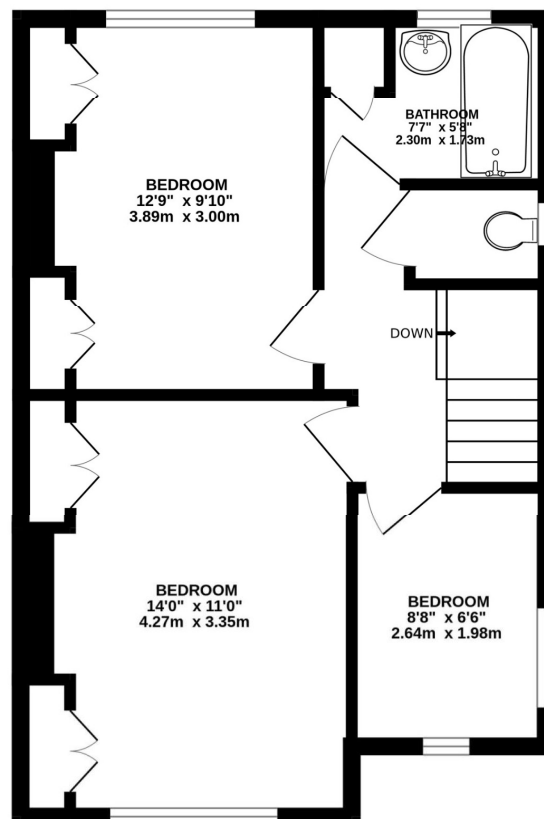
Garden - Approx. 40ft



Church Hill Road,
Cheam SM3 8LB
INTERNAL FLOOR AREA
(APPROX.) 935 sq ft/ 86.8 sq m
Garden to 40' (12.19m) approx.



GROUND FLOOR



FIRST FLOOR

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