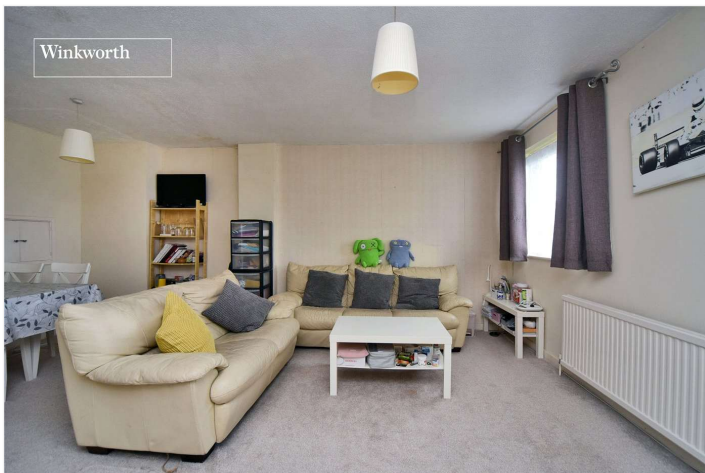


Winkworth



Winkworth



Winkworth



ABBOTTS ROAD, CHEAM, SUTTON, SM3
£330,000 LEASEHOLD

**A SPACIOUS SPLIT LEVEL MAISONETTE SET WITHIN A
POPULAR ROAD, WITHIN REACH OF CHEAM VILLAGE**

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

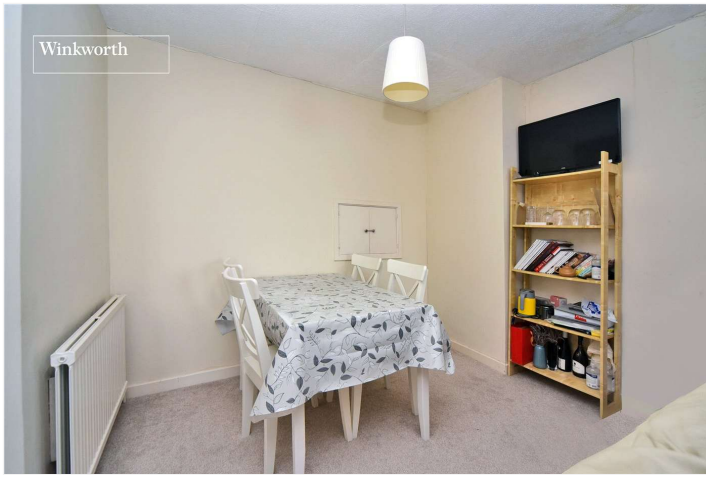
- 2 Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- Garage en bloc
- Long Lease

DESCRIPTION

This lovely, well-presented split level maisonette offers spacious accommodation over three floors whilst being set within a popular location within easy reach of Cheam Village with its numerous shops, restaurants and mainline rail station. West Sutton mainline rail station is less than half a mile away and several well regarded schools are also within easy reach.

Features include a spacious lounge/diner, a well-appointed kitchen/breakfast room, two double bedrooms and a family bathroom. The property also benefits from a garage en-bloc and a long lease of 148 years.

We are advised by the vendor that the service and maintenance charge is £2,000 per annum whilst the ground rent is £60 per annum.



ACCOMMODATION

Living/Dining Room - 17'11" x 16'3" Max (5.46m x 4.95m Max)

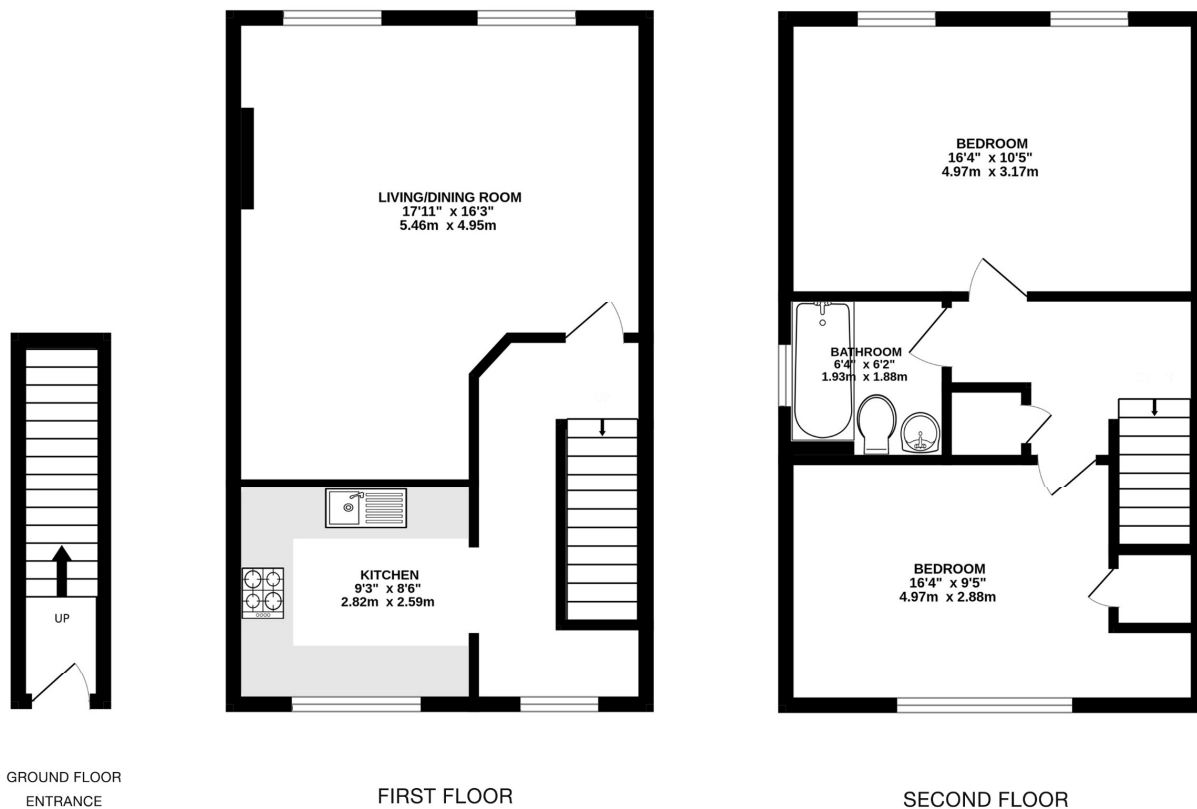
Kitchen - 9'3" x 8'6" (2.82m x 2.6m)

Bedroom - 16'4" x 10'5" (4.98m x 3.18m)

Bedroom - 16'4" x 9'5" Max (4.98m x 2.87m Max)

Bathroom - 6'4" x 6'2" (1.93m x 1.88m)





Abbotts Road, Cheam SM3 9TA
INTERNAL FLOOR AREA (APPROX.) 890 sq ft/ 82.7 sq m

Winkworth

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 © 2022.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.