



EGHAM CRESCENT, CHEAM, SUTTON, SM3
£525,000 FREEHOLD

AN OPPORTUNITY TO ACQUIRE A FAMILY HOME IN THE HEART OF A SOUGHT-AFTER AREA CLOSE TO WELL-REGARDED SCHOOLS, SHOPS AND TRANSPORT LINKS



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AT A GLANCE

- No Onward Chain
- Lots of Potential
- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Garden Approx. 60ft
- Large Garden Shed
- Well-Regarded Schools
- Council Tax Band D
- EPC Rating D

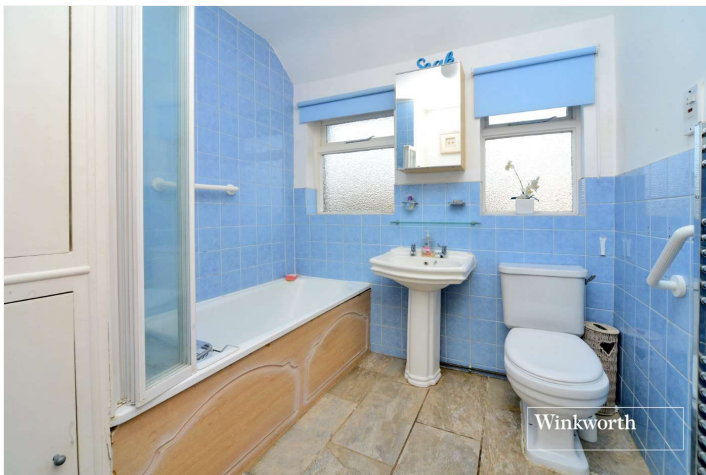
DESCRIPTION

A three bedroom mid-terrace family home offering lots of potential and located in the ever popular Park Farm area of Cheam. The property is within easy reach of Cheam High School, Cheam Park Farm Primary School and St Cecilia's Catholic Primary School and just under half a mile from West Sutton rail station. Local bus routes run along the nearby A24 providing links towards Sutton, Epsom, Worcester Park plus Morden with its Northern Line tube station.

The accommodation comprises two large reception rooms combined to create a spacious through lounge/dining room, galley style kitchen, two double bedrooms, a third single bedroom and a family bathroom.

Externally, the front garden lends itself to off street parking (subject to the usual consents for a dropped kerb) whilst the rear garden is mainly laid to lawn and patio and includes a large shed.

Having been a much loved family home for many years, the house is now waiting for the next owner to breathe life into its décor and create a wonderful home for the next generation.



ACCOMMODATION

Entrance Hall

Living Room - 13'4" x 11'9" max (4.06m x 3.58m max)

Dining Room - 11' x 10'4" max (3.35m x 3.15m max)

Kitchen - 10'4" x 6'1" max (3.15m x 1.85m max)

Bedroom - 13'7" x 11'2" max (4.14m x 3.4m max)

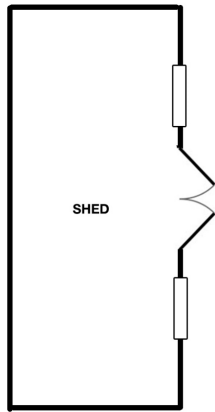
Bedroom - 12'3" x 10'1" max (3.73m x 3.07m max)

Bedroom - 6'9" x 6'2" max (2.06m x 1.88m max)

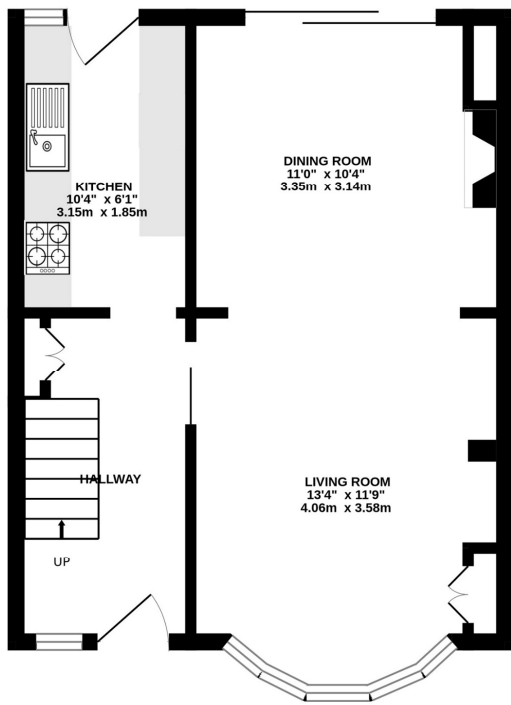
Bathroom - 7' x 7' max (2.13m x 2.13m max)

Garden Shed

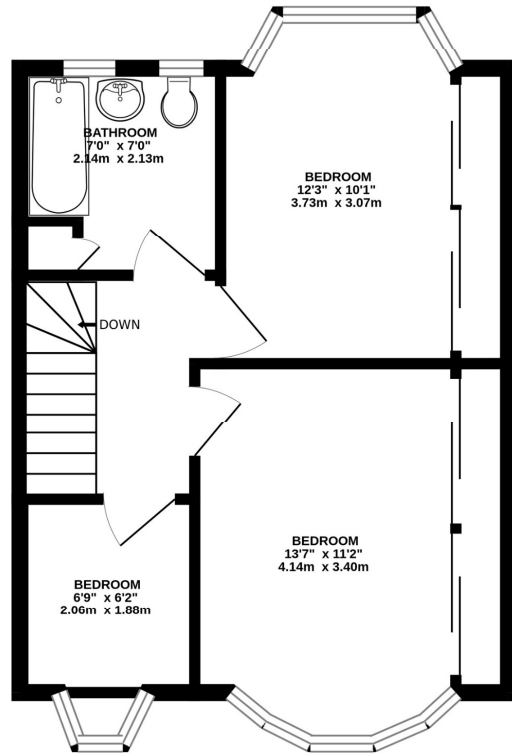
Garden - Approx. 60ft



Egham Crescent, Cheam SM3 9AL
 INTERNAL FLOOR AREA (APPROX.) 785 sq ft/ 73 sq m
 Excluding Shed
 Garden extends to 60' (18.28m) approx.



GROUND FLOOR



FIRST FLOOR

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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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(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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