



NORTHEY AVENUE, CHEAM, SUTTON, SM2

£1,000,000 FREEHOLD

**A SUPERB, DETACHED BUNGALOW OFFERING THREE
DOUBLE BEDROOMS SITUATED IN A DESIRABLE LOCATION
WITHIN EASY REACH OF CHEAM VILLAGE**

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AT A GLANCE

- Detached Bungalow
- Approx 0.8mile from Cheam Village
- Scope for Extension STPP
- Three Double Bedrooms
- Vast Living/Dining Room
- Kitchen
- Family Bathroom
- En-Suite Shower
- Cloakroom/WC
- Low Maintenance Rear Garden
- Double Garage
- Ample Off Street Parking

DESCRIPTION

Situated in a desirable location, approx. 0.8mile walk from Cheam Village, this wonderful, detached bungalow features a large frontage, a southerly aspect rear garden and scope for extension subject to the usual consents.

Cheam Village offers a wide range of amenities including shops, bars, restaurants, and picturesque parkland at Nonsuch Park and Cheam Park. Commuters will have the choice of Cheam train station approx. 0.7mile walk as well as a variety of bus routes towards Kingston, Epsom and Heathrow. Families seeking well-regarded education will have a choice of primary, secondary and grammar schools in the borough.

The accommodation comprises a useful entrance porch leading to a spacious reception hall with downstairs cloakroom/WC, a vast dual aspect living/dining room with double doors to the rear garden, a kitchen, family bathroom, two double bedrooms and a third Principal bedroom which offers built in wardrobes, en-suite shower room, and a further door providing direct access to the garden.

Externally, the property is set on a generous detached plot and boasts an impressive wide rear garden enjoying a desirable southerly aspect—perfect for soaking up the sun throughout the day. The garden is predominantly laid to lawn, offering a wonderful blank canvas for families and keen gardeners alike, and is complemented by a useful garden shed for additional storage. To the front, the home benefits from an expansive frontage providing ample off-road parking and gives access to a substantial double garage.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 22'5" x 15' max (6.83m x 4.57m max)

Kitchen - 13'5" x 9' max (4.1m x 2.74m max)

Bedroom with En-Suite Shower - 23' x 14'4" max (7m x 4.37m max)

Bedroom - 14'5" x 12'7" max (4.4m x 3.84m max)

Bedroom - 11' x 9'2" max (3.35m x 2.8m max)

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

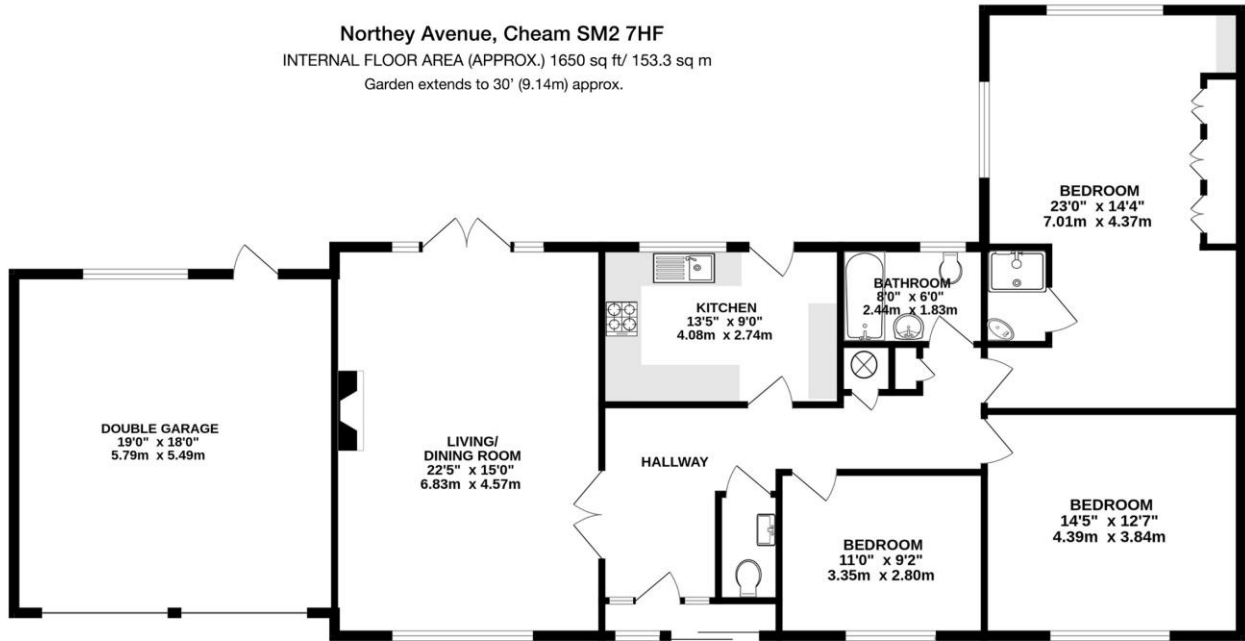
Cloakroom/WC

Garden - Approx. 30ft

Double Garage - 19' x 18' max (5.8m x 5.49m max)



Northey Avenue, Cheam SM2 7HF
INTERNAL FLOOR AREA (APPROX.) 1650 sq ft/ 153.3 sq m
Garden extends to 30' (9.14m) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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