

THREE-BEDROOM SEMI-DETACHED FAMILY HOME * NO ONWARD CHAIN *

Priory Crescent, Cheam, Sutton, SM3 8LT, £625,000 Freehold

BURN – AND – WARNE

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About this property

THREE-BEDROOM SEMI-DETACHED FAMILY HOME * NO ONWARD CHAIN * EXCELLENT POTENTIAL TO EXTEND (STPP) * 110FT SOUTH-FACING REAR GARDEN * GARAGE AND OFF-STREET PARKING * SOUGHT-AFTER CHEAM LOCATION * EXCELLENT SCHOOLS * CHEAM VILLAGE AND TRANSPORT LINKS CLOSE BY*

An excellent opportunity to acquire this three-bedroom semi-detached family home, ideally situated in a sought-after crescent in Cheam and offered to the market with NO ONWARD CHAIN.

The property offers spacious and versatile accommodation, together with fantastic potential for extension and improvement, subject to the necessary planning permissions. Perfect for families or buyers looking to create their ideal home, the property is conveniently located within easy reach of Cheam Village, with its range of shops, cafés and amenities, as well as excellent local schools and transport links.

The ground-floor accommodation comprises an enclosed porch, entrance hall, living room, separate dining room leading into a lean-to conservatory, and a kitchen. Upstairs, there are three well-proportioned bedrooms, a separate family bathroom and an additional WC.

One of the property's standout features is the approximately 118ft south-facing, level rear garden. To the side of the property is a larger-than-average single garage, while the front offers off-street parking.

Families will particularly appreciate the excellent choice of nearby schools, including Cheam High School, approximately 0.2 miles away, and Cheam Fields Primary Academy, approximately 0.3 miles away. Nonsuch High School for Girls is also within approximately 0.9 miles.

For commuters, the property is conveniently positioned for local bus routes and several nearby railway stations. West Sutton Station is approximately 0.8 miles away, with Cheam Station around 0.9 miles away and Stoneleigh Station approximately 1.2 miles away. Local bus services include the 93, providing connections via Morden Underground Station towards Putney, and the SL7, linking West Croydon with Heathrow Airport.

In summary, this is a fantastic opportunity to purchase a well-located family home with a generous south-facing garden, garage, off-street parking and exciting potential to extend or modernise, all within a convenient Cheam location.

EPC Rating C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.









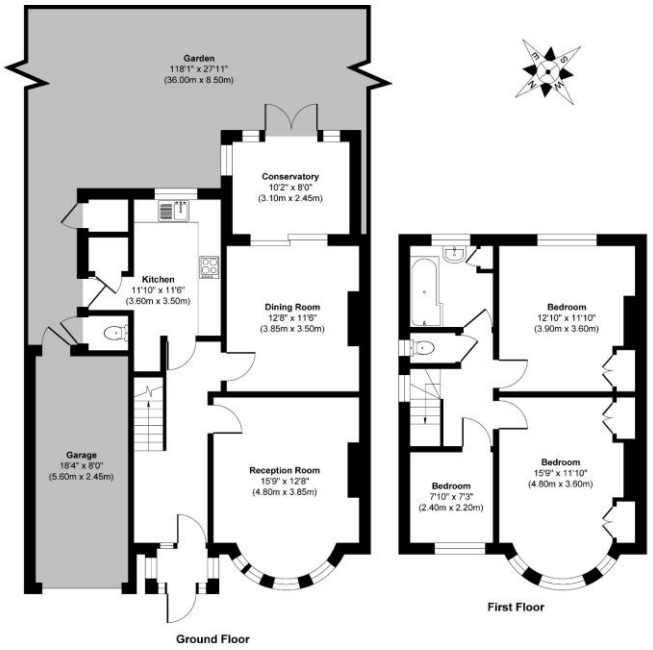






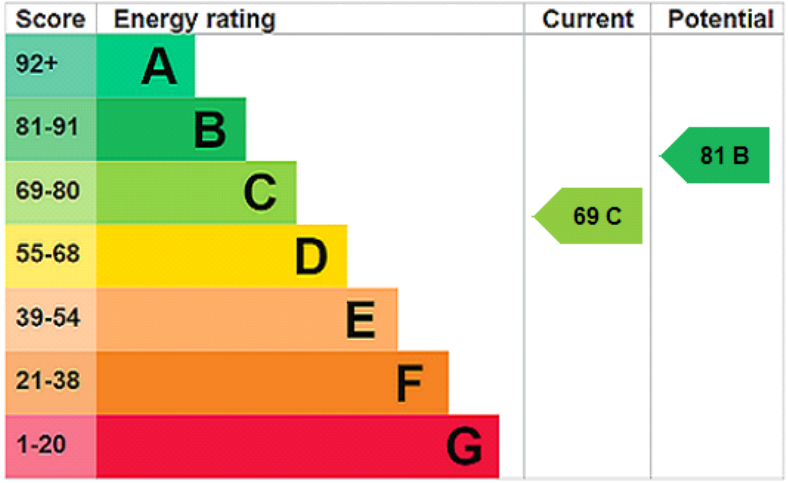






Approx. Gross Internal Area 1,240 sq. ft / 115.17 sq. meters

Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
Plan produced by AR Net Media-www.arnetmedia.uk



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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