

THREE BEDROOMS * NO ONWARD CHAIN * IN NEED OF MODERNISATION

Holmwood Close, Cheam, Sutton, Surrey, SM2 7JL, £600,000 Freehold

BURN – AND – WARNE

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About this property

THREE BEDROOMS * NO ONWARD CHAIN * IN NEED OF MODERNISATION * SPACIOUS FAMILY ACCOMMODATION * GARAGE EN BLOC * EXCELLENT TRANSPORT LINKS * CLOSE TO CHEAM VILLAGE * FANTASTIC LOCAL SCHOOLS

Situated in the popular Holmwood Road area of Cheam, this three-bedroom house offers an excellent opportunity for buyers looking to modernise a property and create a home tailored to their own tastes and requirements.

Offered to the market with no onward chain, the property is ideal for those looking for a purchase without an onward property transaction. Although in need of modernisation and improvement throughout, the house offers plenty of scope and potential for someone looking to create a fantastic family home.

The accommodation comprises an entrance hall, ground-floor cloakroom, kitchen and spacious living/dining room. Upstairs, there are three good-sized bedrooms and a family bathroom.

Outside, the rear garden enjoys views overlooking Cricket Pitches, providing an attractive outdoor space with further potential. The property also benefits from a separate garage en block.

The location is a real highlight, with Cheam Village just a short distance away, offering a variety of shops, cafés, restaurants and everyday amenities. The property is also ideally positioned for several well-regarded local schools, including Nonsuch High School for Girls, Cuddington Croft Primary School and Nursery, and St Dunstan's Cheam CofE Primary School.

For commuters, Cheam railway station is approximately 0.4 miles away, with Ewell East and West Sutton stations also within reach, providing further transport options.

An excellent opportunity for first-time buyers, families, investors or anyone seeking a property with potential in a sought-after Cheam location. Early viewing is highly recommended.

NEAREST SCHOOLS

Nonsuch High School for Girls – approximately 0.2 miles

Cuddington Croft Primary School and Nursery – approximately 0.2 miles

St Dunstan's Cheam CofE Primary School – approximately 0.3 miles

Cheam Fields Primary Academy – approximately 0.9 miles

NEAREST RAILWAY STATIONS

Cheam Station – approximately 0.4 miles

Ewell East Station – approximately 1.0 mile

West Sutton Station – approximately 1.2 miles

EPC Rating C

Viewing

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

Telephone: 020 8642 1234.















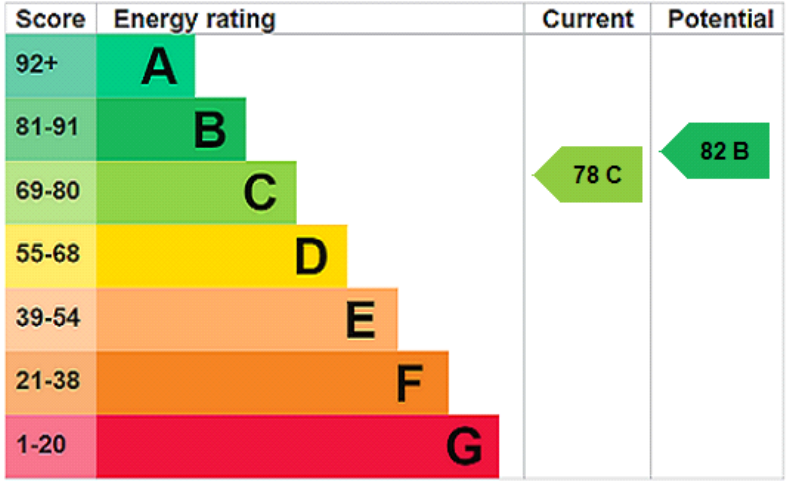






Holmwood Close, Cheam, Sutton, SM2
Approx. Gross Internal Area 923 sq. ft / 85.72 sq. meters

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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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