



Winkworth



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QUEENSFIELD COURT, LONDON ROAD, SUTTON, SM3
£340,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT FEATURING A GARAGE ON BLOC AND RESIDENT'S PARKING



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AT A GLANCE

- Second Floor Flat
- 2 Double Bedrooms
- Entrance Hall with 3 Storage Cupboards
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Luxury Bathroom
- Garage on Bloc
- Secure Resident's Parking
- Close to Several Transport Links
- Council Tax Band C
- EPC Rating C

DESCRIPTION

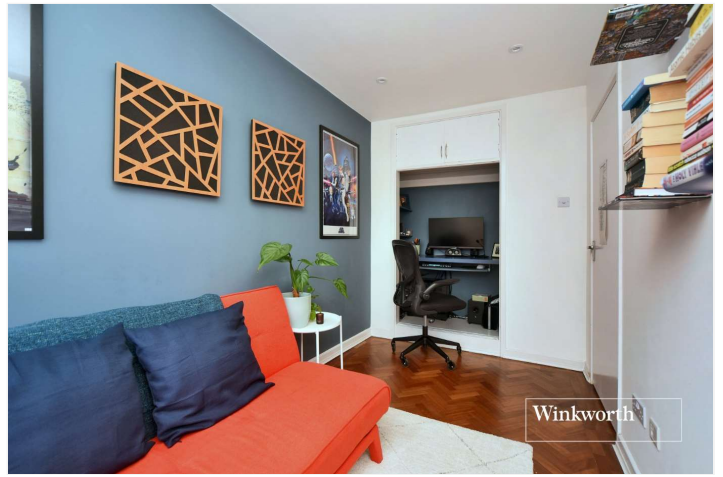
This beautifully presented apartment features two double bedrooms, a garage on bloc plus resident's parking and is situated in an ultra-convenient location, close to North Cheam and various bus routes towards Epsom, Worcester Park, Cheam & Morden with its underground station.

The local high street offers a variety of amenities including shops, restaurants and supermarkets, whilst both Worcester Park high street and Cheam Village are a short distance away, each offering a train station into Central London. The historic Nonsuch Park is a short walk away and provides abundant parkland and an artisan coffee shop.

Numerous well-regarded schools are close by including Cheam Fields Primary Academy, St Cecilia's Catholic Primary School and Cheam High School.

The property has been decorated and renovated throughout and includes original features such as herringbone flooring combined with contemporary fittings. The accommodation comprises a large living room with space for dining table and chairs, a principal bedroom with fitted wardrobes, a second bedroom with a fitted study space/storage, a luxury shower room and a modern fitted kitchen with pantry.

Other benefits include well-kept shared gardens, a secure entry system, garage on bloc, secure resident's parking and a long lease of 900+ years.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 14'6" x 13'5" max (4.42m x 4.1m max)

Kitchen - 10'5" x 8'3" max (3.18m x 2.51m max)

Bedroom - 14'7" x 11'4" max (4.45m x 3.45m max)

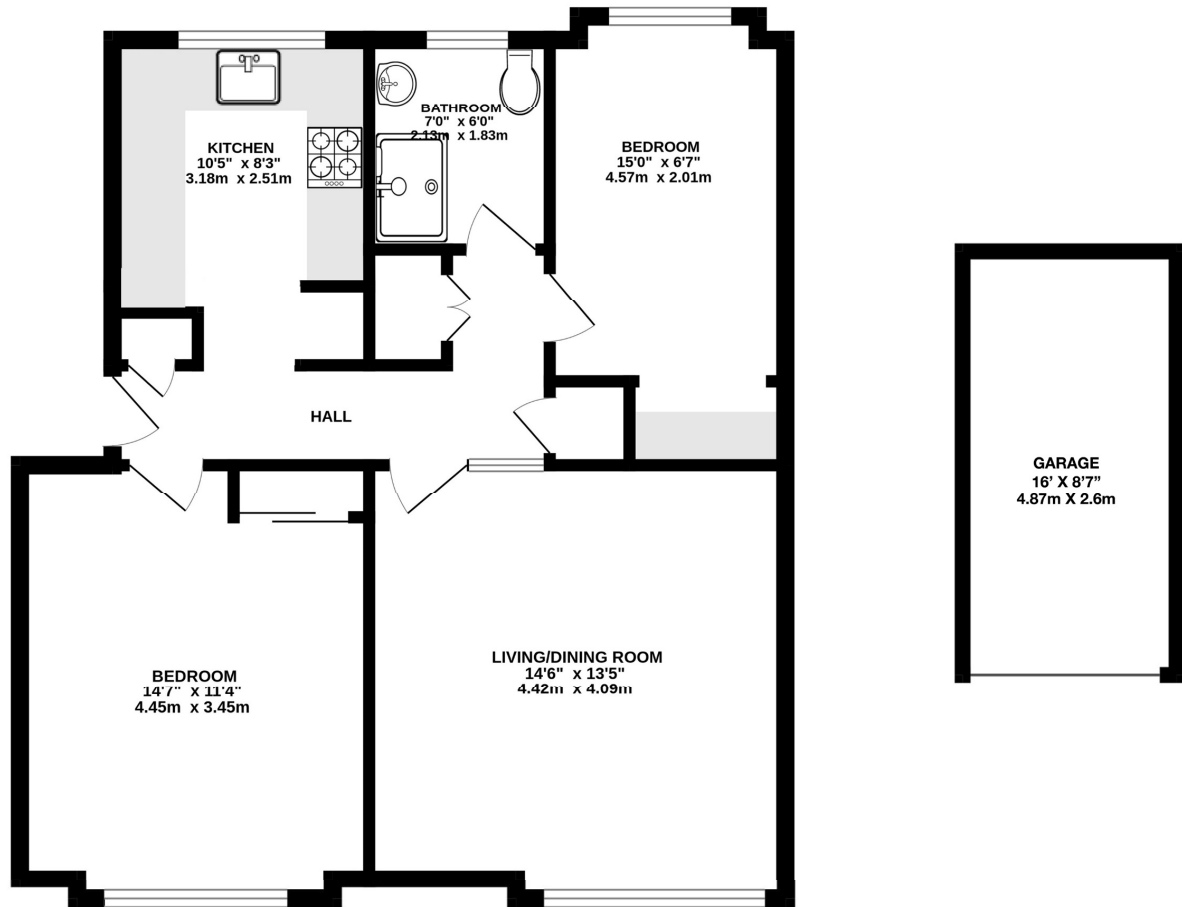
Bedroom - 15' x 6'7" max (4.57m x 2m max)

Bathroom - 7' x 6' max (2.13m x 1.83m max)

Garage - 16' x 8'7" max (4.88m x 2.62m max)

Storage Cupboards





SECOND FLOOR FLAT

Queensfield Court, London Road, Cheam SM3 8JD

INTERNAL FLOOR AREA (APPROX.) 650 sq ft/ 60.4 sq m
Excluding Garage

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.
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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		
(69-80)	C	74	78
(55-68)	D		
(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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