



SCOTSDALE CLOSE, CHEAM, SUTTON, SM3
£450,000 SHARE OF FREEHOLD

AN EXTREMELY SPACIOUS FIRST FLOOR MAISONETTE FEATURING A PRIVATE REAR GARDEN LOCATED WITHIN WALKING DISTANCE OF CHEAM VILLAGE AND CHEAM TRAIN STATION

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

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AT A GLANCE

- No Onward Chain
- 2 Double Bedrooms
- Living/Dining Room
- Kitchen
- Shower Room
- Garage
- Private South Facing Rear Garden
- Off Street Parking
- Loft Space
- Walking Distance of Station
- Easy Reach of Village Centre
- Council Tax Band C
- EPC Rating D

DESCRIPTION

This rarely available, deceptively spacious and beautifully kept, first floor maisonette is located in a highly sought after cul-de-sac within walking distance of Cheam Village with its variety of shops, restaurants and transport links such as Cheam train station which provides fast and frequent services into Central London and several bus routes to surrounding areas.

Numerous well-regarded schools are close by including St Dunstan's Primary School, Cuddington Croft Primary School and Nonsuch High School for Girls.

The accommodation comprises a private ground floor entrance leading to a large reception hall and storage area, a bright and airy living/dining room with feature fireplace, two well-proportioned double bedrooms, both featuring fitted wardrobes, a shower room and a modern fitted dual aspect kitchen/breakfast room. The property benefits from fantastic storage including loft space.

Externally, there is a well-kept South facing rear garden, detached garage and off-street parking for two vehicles.

No onward chain.

The vendor has provided the following information:

The property benefits from being share of freehold with an associated lease of 900+ years.

There are no regular set service charge and maintenance fees or ground rent payable.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 16'11" x 12'2" max (5.16m x 3.7m max)

Kitchen - 11'3" x 10'11" max (3.43m x 3.33m max)

Bedroom - 15'2" x 10'11" max (4.62m x 3.33m max)

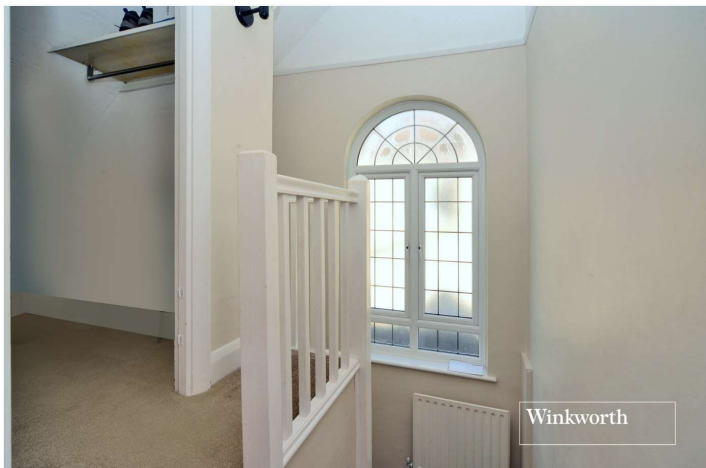
Bedroom - 11'9" x 10'2" max (3.58m x 3.1m max)

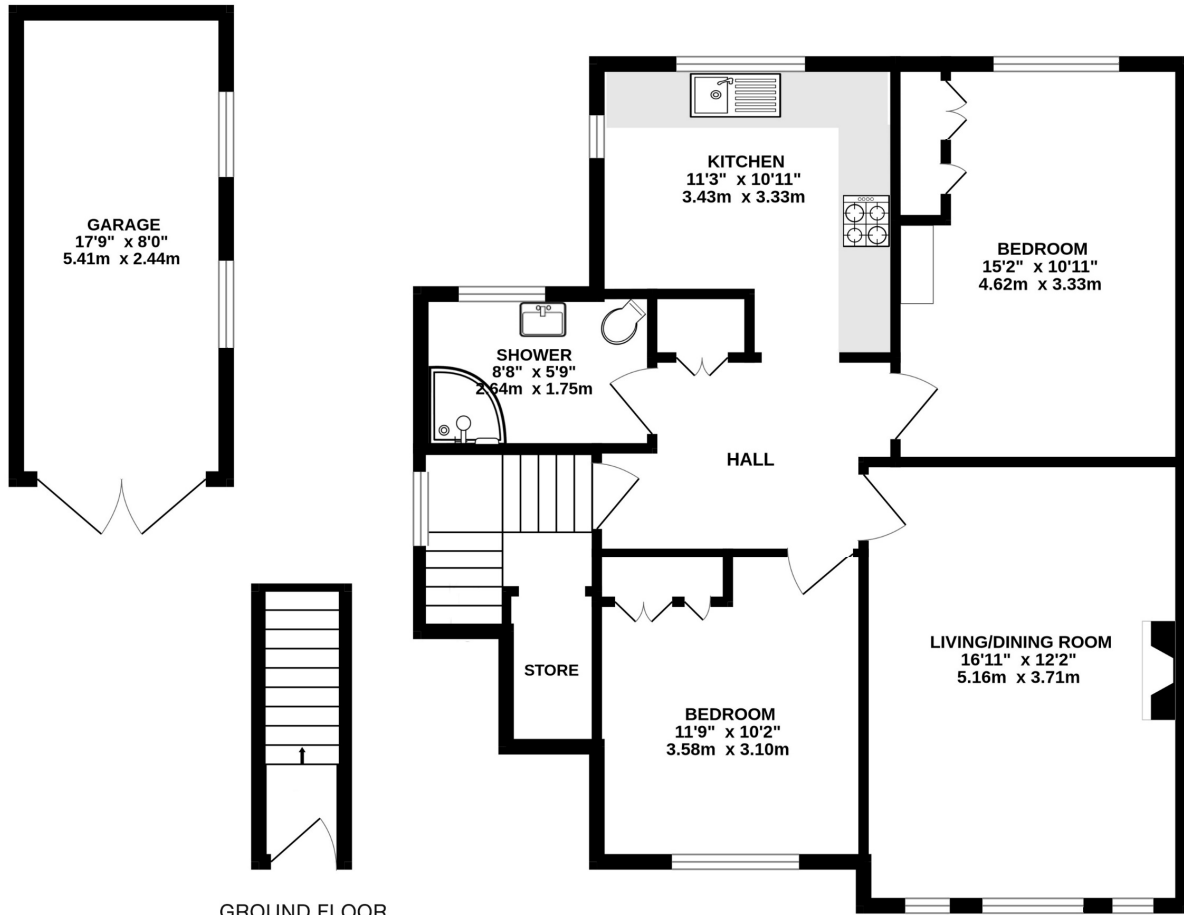
Shower Room - 8'8" x 5'9" max (2.64m x 1.75m max)

Garage - 17'9" x 8' max (5.4m x 2.44m max)

Loft Space

Storage Cupboards





GROUND FLOOR
ENTRANCE

FIRST FLOOR MAISONETTE

Scotsdale Close, Cheam SM3 8RZ

INTERNAL FLOOR AREA (APPROX.) 836 sq ft/ 77.7 sq m
Excluding Garage

Garden extends to 28' (8.53m) approximately

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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. Made with Metropix © 2024.

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	
(55-68) D	76
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

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