



FREDERICK ROAD, CHEAM, SUTTON, SM1

£450,000 FREEHOLD

A WELL PRESENTED TWO DOUBLE BEDROOM PROPERTY OFFERING SCOPE FOR EXTENSION STPP AND LOCATED WITHIN WALKING DISTANCE OF WEST SUTTON TRAIN STATION

Winkworth

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See things differently



AT A GLANCE

- 2 Bedrooms
- Spacious Living/Dining Room
- Galley Kitchen
- Breakfast Room/Utility
- Bathroom
- Loft Room
- Garden approx. 50ft
- Off Street Parking
- Close To West Sutton Station
- Council Tax Band D
- EPC Rating C

DESCRIPTION

A well-presented two double bedroom property featuring a well-maintained 50ft approx. rear garden and off-street parking ideally situated within walking distance of West Sutton train station and several well-regarded schools.

The property is within easy reach of both Sutton town centre and Cheam Village, both providing a variety of amenities including shops, bars and restaurants. Commuters will have the choice of three train stations at Cheam, Sutton and West Sutton and numerous bus routes to surrounding areas.

The accommodation consists of a spacious open plan living and dining room, a galley kitchen, breakfast room/utility, two well-proportioned double bedrooms, a loft room and a family bathroom.

Externally, the rear garden is mostly laid to lawn with a patio area ideal for outside dining and socialising and includes a large cabin at the end of the garden which could be used as the perfect work from home space. To the front of the property, the block paved driveway provides off street parking.

The property offers scope for extension subject to the usual planning consents.



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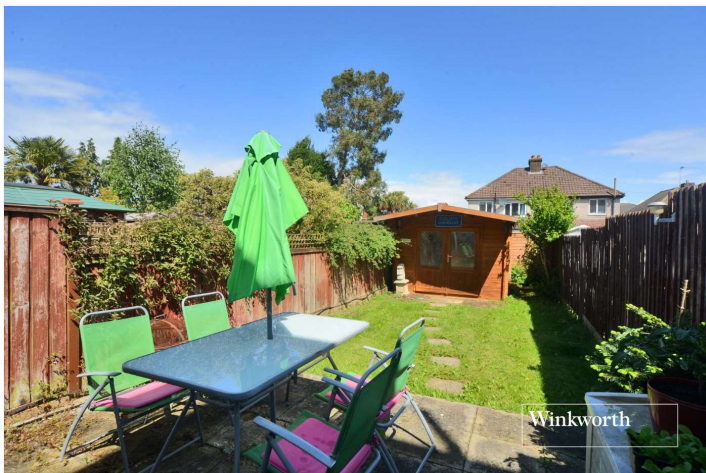
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ACCOMMODATION

Living/Dining Room - 22' x 11' max (6.7m x 3.35m max)

Kitchen - 9'10" x 5'3" max (3m x 1.6m max)

Breakfast Room - 11'7" x 5'10" max (3.53m x 1.78m max)

Bedroom - 14' x 11' max (4.27m x 3.35m max)

Bedroom - 10'6" x 8'6" max (3.2m x 2.6m max)

Bathroom - 7'8" x 5'10" max (2.34m x 1.78m max)

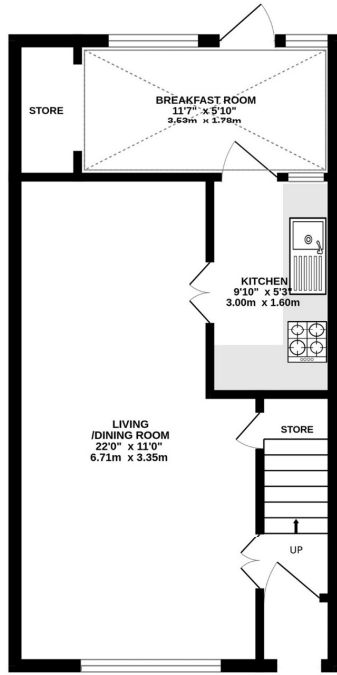
Loft Room - 12'5" x 9'3" max (3.78m x 2.82m max)

Eaves Storage

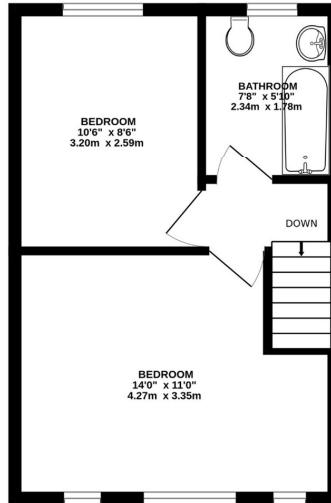
Garden - Approx. 50ft

Off Street Parking

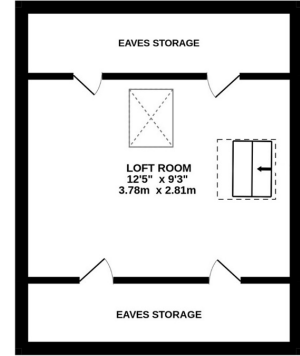
Frederick Road, Cheam SM1 2HU
 INTERNAL FLOOR AREA (APPROX.) 925 sq ft/ 86.0 sq m
 Garden extends to 50' (15.24m) approx.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



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		87
(69-80)	C	71	
(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	

