



## EGHAM CRESCENT, CHEAM, SUTTON, SM3

£535,000 FREEHOLD

A WELL PRESENTED THREE BEDROOM END OF TERRACE FAMILY HOME FEATURING A SOUTHWEST FACING REAR GARDEN IDEALLY LOCATED CLOSE TO SEVERAL WELL-REGARDED SCHOOLS

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## AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Family Room/Utility
- Bathroom
- Garden approx. 60ft
- Garage
- Off Street Parking
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

This well presented, three bedroom end of terrace family home features a gorgeous South West facing rear garden, a recently modernised bathroom, and is located close to several well-regarded schools such as Cheam Park Farm Primary Academy, St Cecilia's Primary School and Cheam High School.

The local area offers a variety of amenities including Cheam Village with its many shops and restaurants, leisure centres, cricket clubs, parks and several transport links such as Cheam and West Sutton train stations and bus routes to surrounding areas including Morden Underground.

The accommodation on the ground floor consists of a front aspect living room with built in storage and bay window, a spacious dining room leading into the kitchen and a further reception currently used as a family room with utility area. Upstairs, there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom.

Externally, the rear garden extends to approximately 60ft and is mostly laid to lawn with a patio area off the back of the house. To the front of the property, a driveway provides off street parking and there is a shared access driveway leading to the garage at the end of the garden.





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## ACCOMMODATION

### Entrance Hall

**Living Room** - 12' x 11'9" max (3.66m x 3.58m max)

**Dining Room** - 11'2" x 10'8" max (3.4m x 3.25m max)

**Kitchen** - 9'1" x 6'8" max (2.77m x 2.03m max)

**Family Room/Utility** - 17'2" x 8'2" max (5.23m x 2.5m max)

**Bedroom** - 12'6" x 11'8" max (3.8m x 3.56m max)

**Bedroom** - 11'8" x 10'8" max (3.56m x 3.25m max)

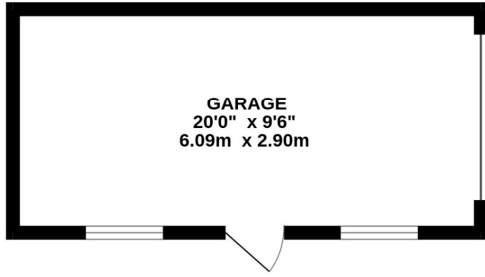
**Bedroom** - 7'2" x 6' max (2.18m x 1.83m max)

**Bathroom** - 6'11" x 6'3" max (2.1m x 1.9m max)

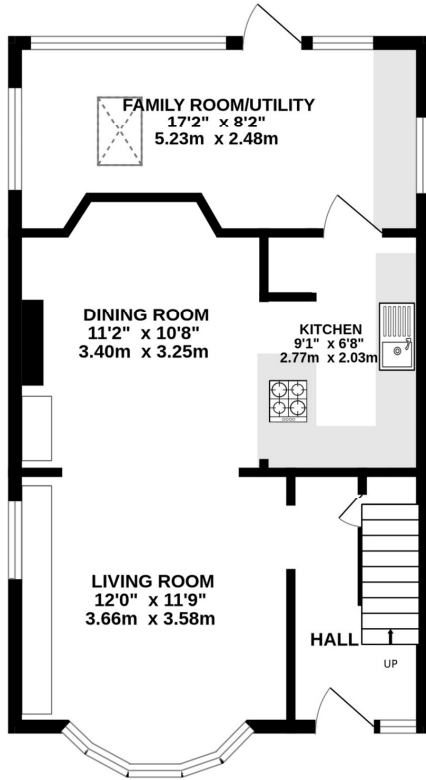
**Garden** - Approx. 60ft

**Garage** - 20' x 9'6" max (6.1m x 2.9m max)

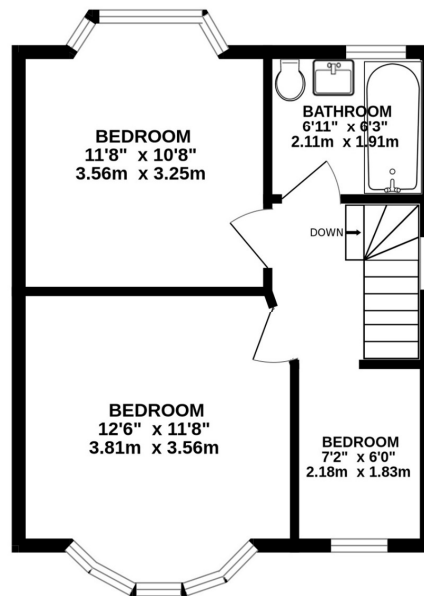
**Off Street Parking**



**Egham Crescent, Cheam SM3 9AW**  
INTERNAL FLOOR AREA (APPROX.) 925 sq ft/ 86 sq m  
Excluding Garage  
Garden extends to 60' (18.28m) approx.



GROUND FLOOR



FIRST FLOOR

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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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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