



BEECHES ROAD, SUTTON, SM3
OIEO £575,000 FREEHOLD

**A BEAUTIFULLY MAINTAINED THREE DOUBLE BEDROOM
SEMI-DETACHED FAMILY HOME FEATURING A GOOD-
SIZED REAR GARDEN AND DOUBLE GARAGE**

Winkworth

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AT A GLANCE

- Semi-Detached Family Home
- Double Garage
- 3 Double Bedrooms
- 2 Reception Rooms
- Entrance Porch
- Modern Fitted Kitchen
- Family Bathroom
- Ensuite Shower Room
- Garden Approx 50ft
- Useful Side Access
- Driveway
- EPC Rating C
- Council Tax Band D

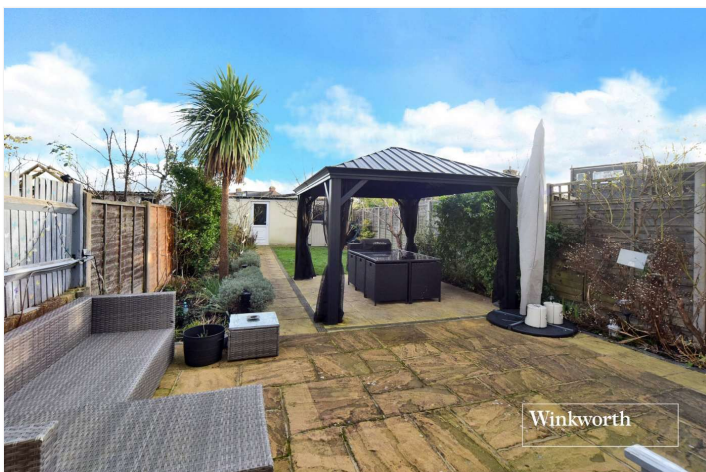
DESCRIPTION

A beautifully presented family home featuring three double bedrooms, a South-East facing rear garden and a double garage, situated within easy reach of several well-regarded schools including Glenthorne High School, Cheam Park Farm Primary Academy and St Cecilia's Primary School.

The property is within easy reach of North Cheam, Worcester Park high street and Cheam Village, all providing an array of shops, restaurants and amenities. Commuters will have the choice of Sutton Common and St Helier train stations as well as a variety of bus routes to Morden with its underground station.

The accommodation on the ground floor comprises a useful entrance porch, a front aspect living room, a dining room leading into the modern fitted kitchen and a downstairs WC. On the first floor, there are two well-proportioned double bedrooms and a good-sized family bathroom. On the second floor, the current owners have extended to create a Principal bedroom with a luxury en-suite shower room.

Externally, the rear garden is well-maintained and high fence enclosed, extends to approximately 50ft and features a large patio area with gazebo, ideal for outside dining and socialising. The double garage at the end of the garden provides the ideal storage space, which has the potential to be used as a home office. To the front, there is off street parking for two vehicles and useful side access.



ACCOMMODATION

Entrance Porch

Living Room - 14'2" x 13'4" Max (4.32m x 4.06m Max)

Dining Room - 14'2" x 8'7" Max (4.32m x 2.62m Max)

Kitchen - 8'1" x 7'3" Max (2.46m x 2.2m Max)

Downstairs WC

Bedroom - 13'5" x 8' Max (4.1m x 2.44m Max)

Bedroom - 10'10" x 8'8" Max (3.3m x 2.64m Max)

Bedroom - 18'6" x 8' Max (5.64m x 2.44m Max)

Family Bathroom - 7'5" x 7'2" Max (2.26m x 2.18m Max)

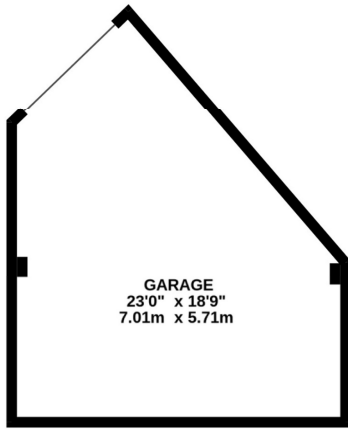
Ensuite Shower Room

Garden Approx 50ft

Garage - 23' x 18'9" Max (7m x 5.72m Max)

Side Access

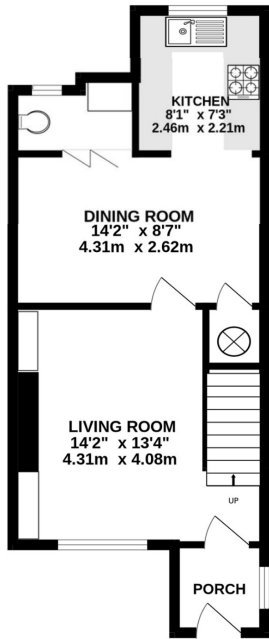
Driveway



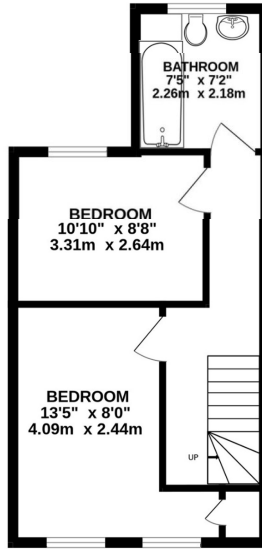
Beeches Road, Sutton SM3 9NA

INTERNAL FLOOR AREA
(APPROX.) 1335 sq ft/ 124.0 sq m
Including Double Garage

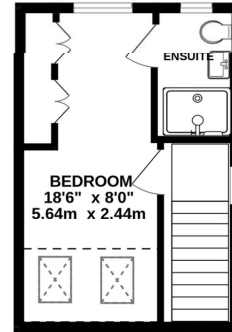
Garden extends to 50' (15.24m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND 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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 83 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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