

**SANDPIPER ROAD, CHEAM, SUTTON, SM1**  
**£625,000 FREEHOLD**

**A LOVELY THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERING SUPERB CURB APPEAL LOCATED IN A SOUGHT AFTER DEVELOPMENT CLOSE TO WEST SUTTON TRAIN STATION**



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## AT A GLANCE

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Conservatory
- Cloakroom/WC
- Family Bathroom
- En-Suite Shower Room
- Manageable Rear Garden
- Garage
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

A lovely three bedroom semi-detached family home offering superb curb appeal, a secluded rear garden and a wide frontage with off-street parking and a detached garage, situated in a sought-after development built circa 1999.

The property is set in an ultra-convenient location, close to Cheam Village and Sutton town centre and is ideal for commuters and families. Commuters will have the choice of Sutton, Cheam and West Sutton train stations with the latter being the closest and within walking distance. Education in the area is well regarded and includes grammar schools in the borough. Homefield Preparatory School and Robin Hood's Infant School are close by.

The accommodation consists of an entrance hall, downstairs cloakroom/WC, a triple aspect living room with double doors to the rear garden, a kitchen/dining room, large conservatory, three bedrooms, family bathroom and an en-suite shower room.

Externally, the secluded rear garden has a Westerly aspect and includes a large patio area ideal for outside dining and socialising and an area of lawn. To the front, the property features a pretty garden, off street parking, side access and a detached garage.



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## ACCOMMODATION

**Entrance Hall**

**Living Room** - 18'3" x 10'5" max (5.56m x 3.18m max)

**Kitchen/Dining Room** - 18'6" x 8'6" max (5.64m x 2.6m max)

**Conservatory** - 15'1" x 12'8" max (4.6m x 3.86m max)

**Cloakroom/WC**

**Bedroom** - 12' x 10'8" max (3.66m x 3.25m max)

**En-Suite Shower Room**

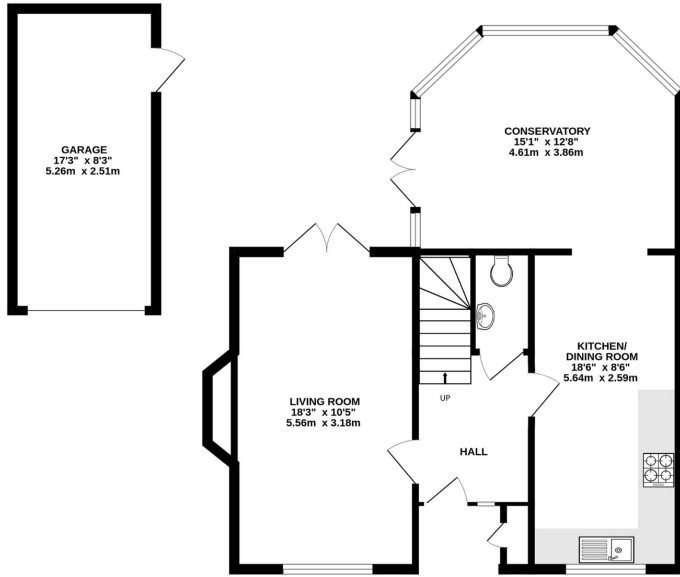
**Bedroom** - 10'3" x 8'7" max (3.12m x 2.62m max)

**Bedroom** - 8'8" x 7'6" max (2.64m x 2.29m max)

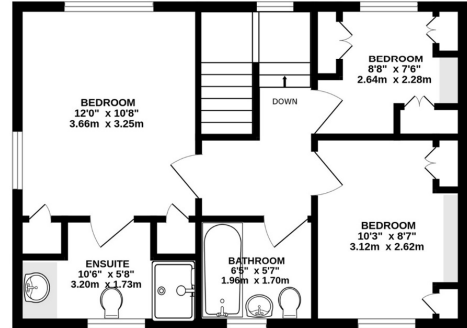
**Family Bathroom** - 6'5" x 5'7" max (1.96m x 1.7m max)

**Garden** - Approx. 40ft

**Garage** - 17'3" x 8'3" max (5.26m x 2.51m max)



GROUND FLOOR



FIRST FLOOR

**Sandpiper Road, Cheam SM1 2ZU**

INTERNAL FLOOR AREA (APPROX.) 1275 sq ft/ 118.5 sq m

Garden extends to 40' (12.19m) approx.

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.

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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>81</b>
(55-68)	<b>D</b>	<b>68</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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