



HEMINGFORD ROAD, CHEAM, SUTTON, SM3
£725,000 FREEHOLD

**A SPACIOUS FOUR BEDROOM SEMI DETACHED PROPERTY
BENEFITTING FROM LARGE ROOM SIZES AND A 140FT
APPROX. SOUTH WESTERLY FACING REAR GARDEN**

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AT A GLANCE

- 4 Bedrooms
- Living Room
- Dining Room
- Conservatory
- Kitchen
- Downstairs Shower Room
- Family Bathroom
- Garage
- Garden approx. 140ft
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A spacious four bedroom, semi-detached family home set within a sought-after residential road, benefitting from large room sizes throughout and a 140ft approx. rear garden.

The property is situated nearby several well-regarded schools including Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls. There is an abundance of amenities available at both Cheam Village and North Cheam including leisure centres, doctor surgeries, supermarkets, and restaurants.

Commuters will be well served by numerous bus routes toward surrounding towns including Morden with its Northern line and railway stations at Cheam, Worcester Park and Stoneleigh.

Accommodation comprises a useful porch, a large living room with bay window, dining room with double doors onto the conservatory, a modern fitted kitchen, downstairs shower room/WC, three well-proportioned double bedrooms, a fourth single bedroom and the family bathroom.

Externally, the rear garden is long and wide with lots of mature planting which, although in need of some maintenance, will provide the keen gardener with an opportunity to create a haven for relaxing, entertaining, and dining. A particular feature is the "secret garden" set towards the end which has a swimming pool that, although now requiring renovation, once provided the previous owners with hours of enjoyment. To the front of the property, there is a large driveway which gives access to the garage/store and side access.

The owners have advised that the property has undergone recent renovations including rewiring, replacement of windowpanes, new carpets, and decoration throughout.

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

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 16'6" x 12'2" max (5.03m x 3.7m max)

Dining Room - 12'1" x 11'3" max (3.68m x 3.43m max)

Conservatory - 13'3" x 7'7" max (4.04m x 2.3m max)

Kitchen - 15'9" x 8'6" max (4.8m x 2.6m max)

Downstairs Shower/WC

Bedroom - 16'5" x 11'6" max (5m x 3.5m max)

Bedroom - 12' x 12' max (3.66m x 3.66m max)

Bedroom - 15'3" x 8'2" max (4.65m x 2.5m max)

Bedroom - 7'9" x 6'8" max (2.36m x 2.03m max)

Bathroom - 8'6" x 6'2" max (2.6m x 1.88m max)

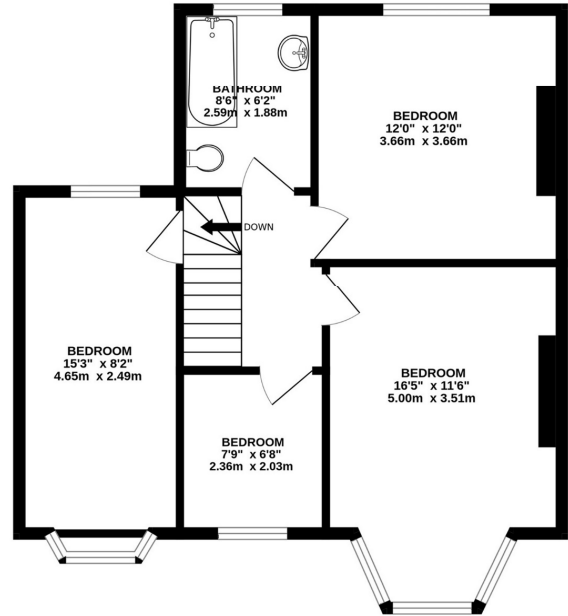
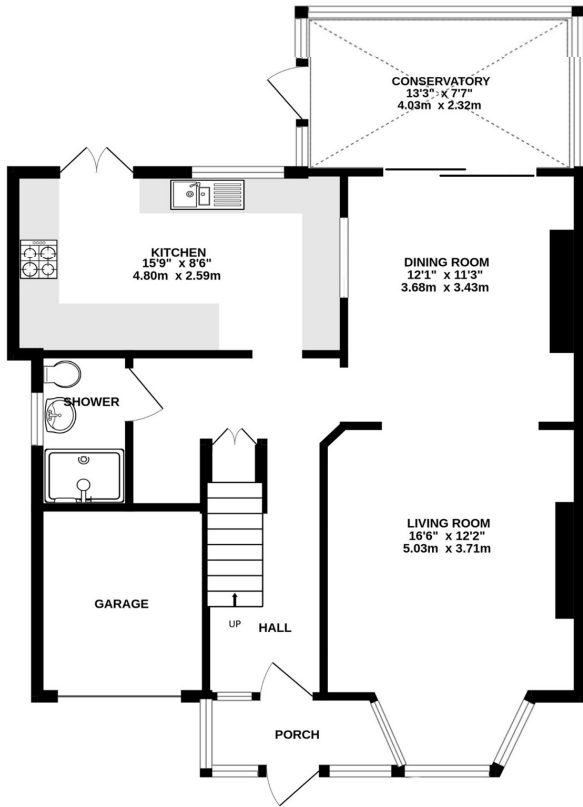
Garage

Garden - Approx. 140ft

Hemingford Road, Cheam SM3 8HG

INTERNAL FLOOR AREA
(APPROX.) 1410 sq ft/ 131.0 sq m

Garden extends to 1.40' (42.87m), approx..



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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