



MATLOCK CRESCENT, CHEAM, SUTTON, SM3
£585,000 FREEHOLD

A BEAUTIFULLY PRESENTED END OF TERRACE FAMILY HOME FEATURING AN OPEN-PLAN KITCHEN DINER SET CLOSE TO SEVERAL WELL-REGARDED SCHOOLS

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- End of Terrace
- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Bathroom
- Garden approx. 64ft
- Off Street Parking On Drive
- Double Garage
- Close to Cheam High School
- Council Tax Band D
- EPC Rating D

DESCRIPTION

A beautifully presented three bedroom, end of terrace family home featuring a recently renovated open plan kitchen diner, off street parking for several cars and a large double garage ideally situated close to several well-regarded schools.

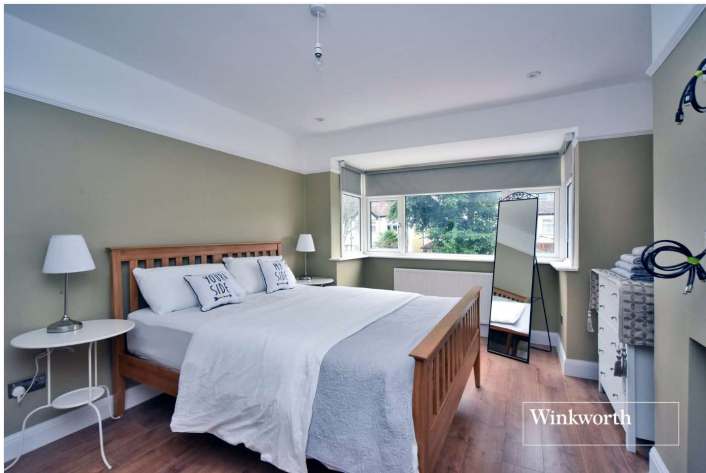
The property is within easy reach of Cheam Village, Sutton town centre and North Cheam, all offering an array of shops, restaurants and amenities. Commuters have the choice of West Sutton, Cheam and Sutton Common train stations as well as a variety of bus routes towards Sutton, Kingston and Morden, the latter having a Northern Line tube station.

Education in the area is highly regarded and includes grammar schools in the borough. To name a few, Cheam Park Primary Academy, Cheam Fields Primary Academy, Cheam High School, Nonsuch High School for Girls and Sutton Grammar.

The accommodation comprises a spacious entrance hall, a front aspect living with room with bay window and feature fireplace, a gorgeous open-plan kitchen and dining room, two well-proportioned double bedrooms, a good sized third bedroom and the modern family bathroom. The property offers scope for extension subject to the usual planning consents.

Externally, the rear garden is mostly laid to lawn, extends to approximately 64ft and includes a double garage plus off street parking at the rear of the property which is accessed via a secured gated entrance. To the front, there is a driveway providing plenty of off street parking.

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 14'5" x 11'5" max (4.4m x 3.48m max)

Kitchen/Dining Room - 17'7" x 14'11" max (5.36m x 4.55m max)

Bedroom - 14'6" x 11' max (4.42m x 3.35m max)

Bedroom - 12'7" x 11' max (3.84m x 3.35m max)

Bedroom - 8'9" x 6'5" max (2.67m x 1.96m max)

Bathroom - 6'6" x 6'5" max (1.98m x 1.96m max)

Garden - Approx. 64ft

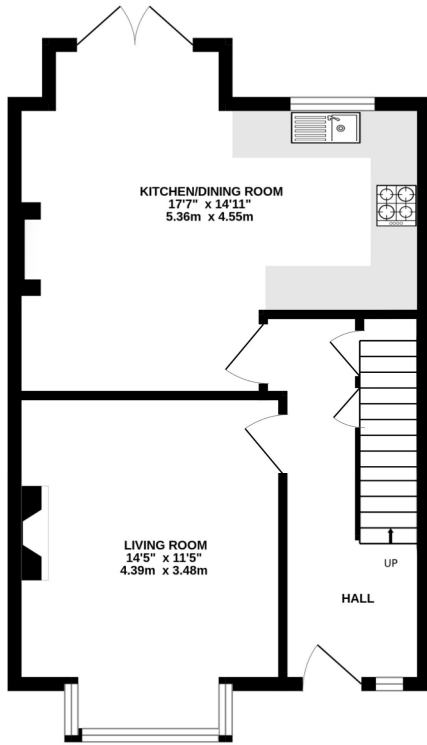
Off Street Parking on Drive

Double Garage

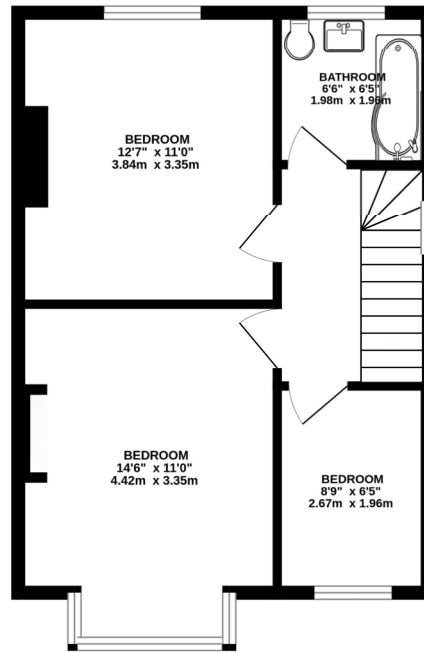




Matlock Crescent, Cheam SM3 9SZ
 INTERNAL FLOOR AREA (APPROX.) 915 sq ft/ 85.0 sq m
 GARAGE (APPROX.) 288 sq ft/26.76 sq m
 Garden extends to 64' (19.5m) approx.



GROUND FLOOR



FIRST 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		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

