SILVERMAN BLACK
PROPERTY SPECIALISTS

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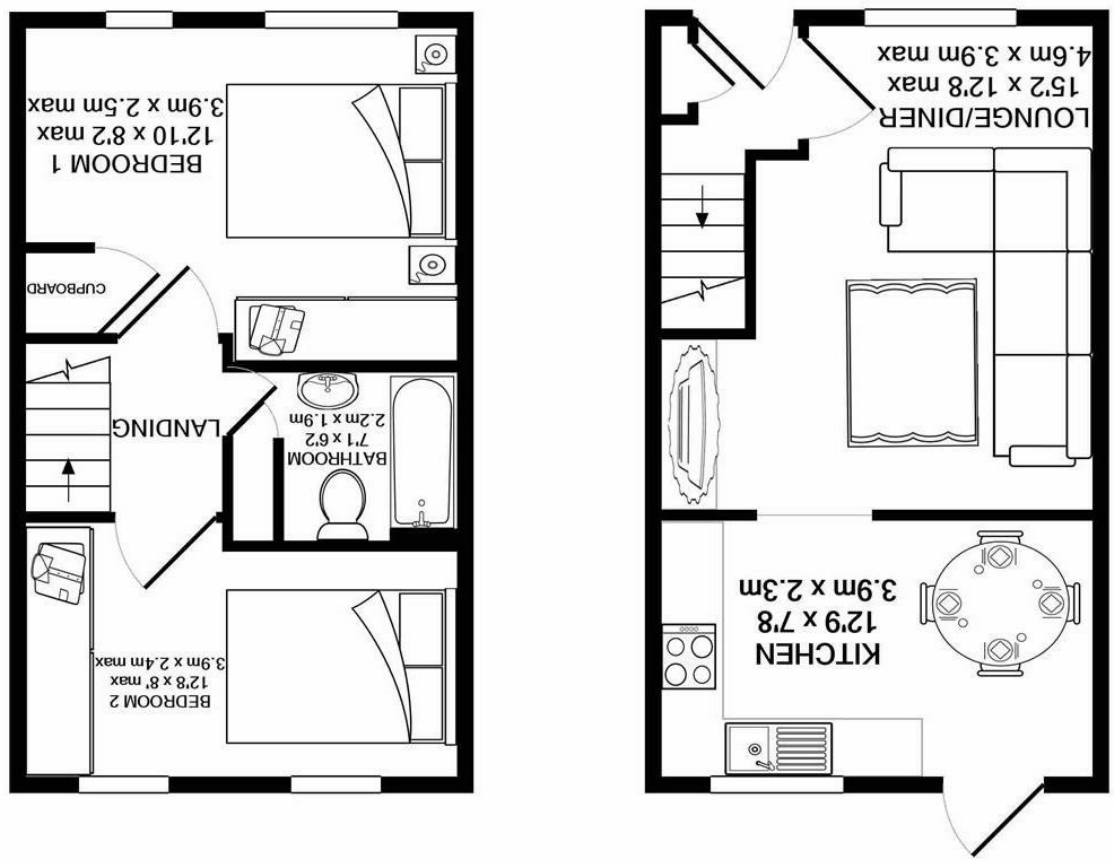

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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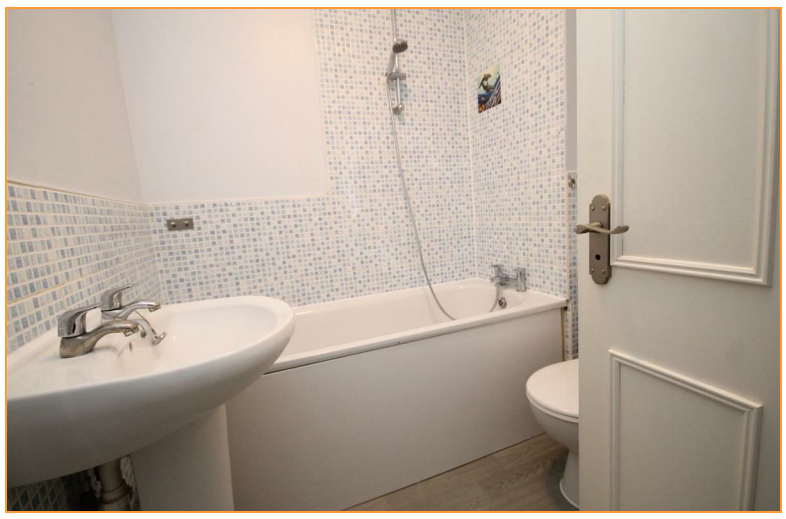
46 Chartwell Gardens, Cheam, Sutton, London, SM3 9TQ **Offers Over £425,000**



46 Chartwell Gardens

Sutton, SM3 9TQ

Offers Over £425,000

Available with full vacant possession. Silverman Black is delighted to offer this well-presented two bedroom mid terrace house located on a small private modern estate within easy reach of both Cheam Village and several local BR stations. The property, which has been redecorated relatively recently, affords well proportioned living accommodation spread over two storeys comprising a small entrance hall, a good size open plan living/dining room with a separate kitchen/breakfast room on the ground floor, with two double bedrooms (both with fitted wardrobes) and a full bathroom upstairs. Externally, there is off street parking for one vehicle to the front, whilst to the rear, there is an easy maintenance 40 ft west facing rear garden with a good size deck area, a small patio, storage shed and a rear access gate. In addition, the main windows have plantation style shutters, there is full gas fired heating to radiators and double glazing throughout. In terms of local facilities, Cheam Village & North Cheam centres are roughly equidistant from the house (1 mile away) with each providing a wide selection of local shops and restaurants; Cheam Park Farm Primary Academy and Cheam High School are both within 0.25 miles, whilst West Sutton station is 0.5 miles distant (c 10 mins walk) with both Sutton Common and Cheam Village BR stations being located just one mile away. Regular buses run almost from the end of the road to Morden Underground Terminus (Northern Line) - just over 3 miles away/around a 15 minute bus ride. Viewing is very highly recommended - so call to book your appointment today .

- A spacious and well presented two bedroom terrace modern house located on a small private development
- Spacious open plan lounge area with plantation style shutters, a well proportioned kitchen/breakfast room, two double bedrooms - both with fitted wardrobes and a well equipped family bathroom
- Private off road parking space, good size west facing rear garden with a sizable decked area and storage shed
- Fully double glazed windows, gas/radiator central heating, ample storage.
- Available with full vacant possession and no onward chain
- Freehold; Council Tax Band "D"; EPC rating "C"
- West Sutton station 0.5 miles away; Cheam Village 1 miles distant, Sutton Common BR station 1 mile; Park Farm Junior Academy & Cheam High School both with 0.25 miles
- Viewing highly recommended - book your appointment to view today!