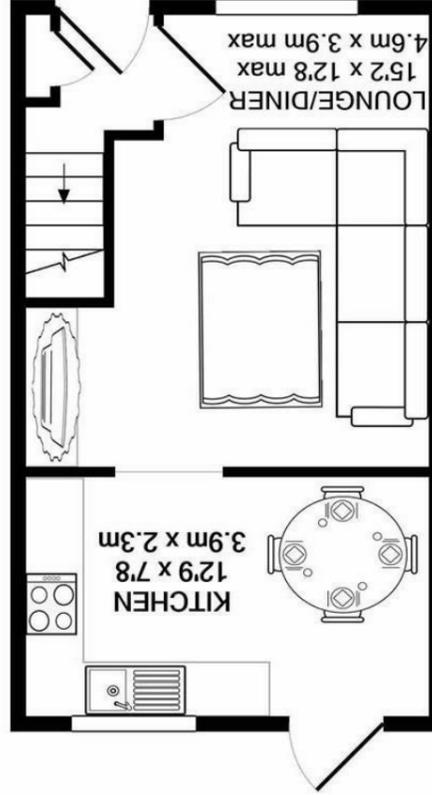


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



GROUND FLOOR



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 46 Chartwell Gardens

Sutton, SM3 9TQ

£1,350 PCM

Available Immediately - Unfurnished. Silverman Black is delighted to offer this well-presented two bedroom mid terrace house located on a small private estate approximately 1 mile from Sutton Common, 1/2 mile from West Sutton Station and 1 mile from Cheam BR stations. The property, which has been recently redecorated, affords well proportioned living accommodation on two storeys comprising a small entrance hall, a good size open plan living room and 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 rear access. In addition the main windows have plantation style shutters, there is full gas fired heating to radiators and double glazing throughout. Cheam Park Farm Primary Academy and Cheam High School are both within 0.25 miles. Viewing is highly recommended - so 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 bedroom - both with fitted wardrobes and a well equipped family bathroom
- Private off road parking space, good size private rear garden with a sizable decked area and storage shed
- Fully double glazed, gas/radiator central heating, ample storage.
- Available Immediately - Unfurnished
- EPC Rating: TBC
- Cheam Village 1.4 miles distant, Sutton Common BR station 1.4 miles; Park Farm Junior Academy & Cheam High School both with 0.25 miles
- Viewing highly recommended

