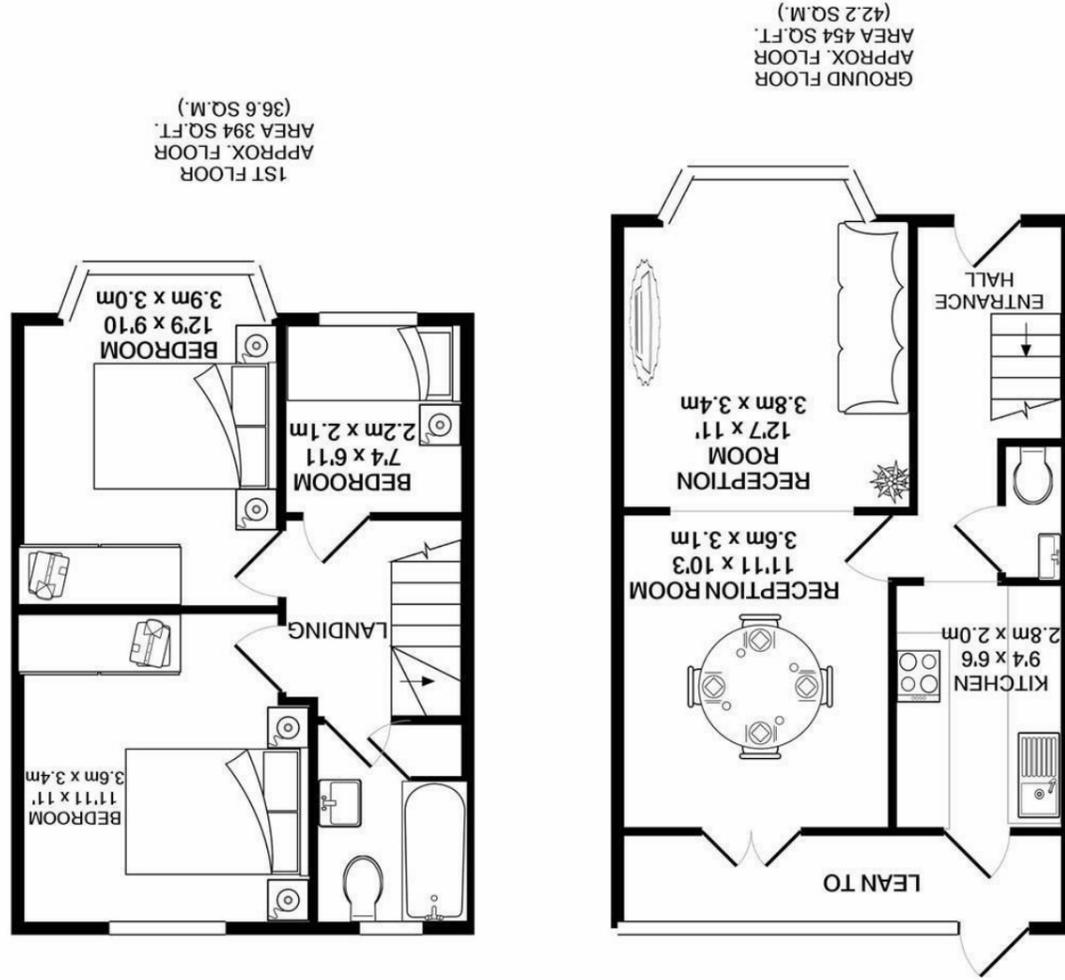


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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





## 24 Stoughton Avenue

SUTTON, SM3 8PQ

Price Guide £525,000

Silverman Black is delighted to offer this well presented three bedroom end terrace house located in a popular and sought after residential street only about 10 minutes walk (0.5 miles) from the centre of Cheam Village. The house affords well proportioned and flexible accommodation with a large through reception room which features a lovely period fireplace, fitted "dwarf" storage cupboards and plantation style shutters, a well equipped kitchen, under stairs cloakroom and a useful lean to/conservatory on the ground floor, with two double bedrooms, a single bedroom and the family bathroom upstairs. Additionally there is a sizable loft room/informal bedroom/home office in the roof - adding a degree of flexibility to the usage. Externally, the property has off street parking for two vehicles to the front, a single detached garage accessed via a shared driveway and a spectacular 80 ft rear garden with a landscaped sun patio - ideal for family BBQs or al fresco dining. Other benefits include double glazing & gas/radiator central heating. The property is extremely well served with local schools - Nonsuch High and Sutton High Schools are both within a mile, whilst Cheam High and Cheam Fields Primary Academy are both within about 5 minutes walk. Shopping facilities and BR station are available in Cheam Village which is roughly half a mile distant, whilst the open spaces of Nonsuch Park are less than 5 minutes walk away. Viewing is strongly recommended. Please note that the owner of this property is employed by Silverman Black Estate Agents

- A delightful three bedroom end terrace house in a popular residential street roughly half a mile from Cheam Village centre
- Accommodation incorporates a sizable through living room, down stairs cloakroom, well equipped kitchen & lean to on the ground floor, three well-proportioned bedrooms and family bathroom on the first floor and a useful loft room/informal bedroom
- Off street parking for 2 vehicles and single detached garage. 80 ft landscaped rear garden with landscaped patio area
- gas/radiator heating, double glazing
- Vacant Possession - no onwards chain
- EPC rating "E" - survey done in 2011
- Fantastic access to several excellent private and public schools, Cheam BR station 0.75 miles
- Viewing Recommended
- Please note that the owner of this property is employed by Silverman Black

