



### 3 bed terraced house to buy in

Priory Road, Cheam, Sutton, SM3 8LY

**£415,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Excellent Location
- ✓ 3 Bedrooms
- ✓ 2 Reception Rooms
- ✓ Kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: No Heating
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This three bedroom family home with off road parking and rear garden has excellent scope to extend, subject to planning permission. It is situated in a popular tree lined road, within walking distance to Cheam Village, including a variety of shops, restaurants, gyms, parks and transport facilities. Both West Sutton and Cheam mainline railway stations are close by, with excellent links into Central London. Bus routes link to Morden Town Centre and Underground Station on the Northern Line. Well regarded local schools include Cheam Fields Primary Academy, Cheam High School and Nonsuch High School for Girls. No Onward Chain.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £415,000

Property Type: Terraced House

Parking: Driveway

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: No Heating

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

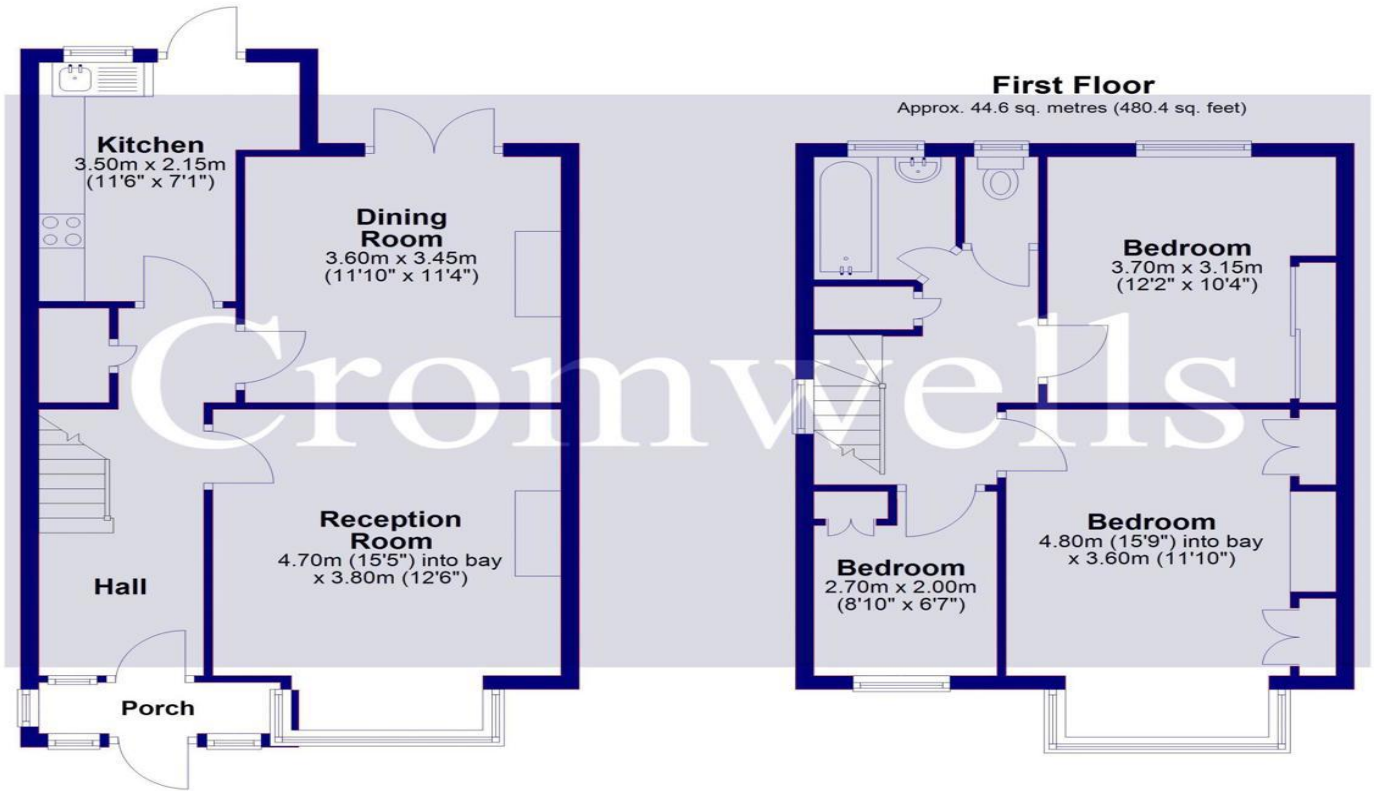
Mobile signal coverage: Good

### Ground Floor

Approx. 50.3 sq. metres (541.7 sq. feet)

### First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 95.0 sq. metres (1022.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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