



**Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Windsor Avenue, Sutton

Offers Over £500,000

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- Chain Free
- Three bedrooms
- Front and rear gardens
- Potential to extend subject to planning permission
- Close to Cheam Park Farm Primary Academy, St Cecilia's Catholic Primary School, and Cheam High School
- Semi-detached
- Driveway
- Modern throughout
- Private garden
- Lots of garden storage



*****CHAIN FREE***** This attractive three-bedroom end of terrace family home is situated in the sought-after Park Farm area of North Cheam. The property is modern throughout and boasts a spacious open-plan kitchen/living area with a convenient ground floor W/C. Upstairs offers three bedrooms and a family bathroom. Outside, you'll find both front and rear gardens along with a driveway for off-street parking.

Additional highlights include the potential to extend (subject to planning permission), making it an excellent long-term investment.

The property is also conveniently located near several outstanding schools, including Cheam Park Farm Primary Academy, St Cecilia's Catholic Primary School, and Cheam High School. West Sutton train station, Sutton train station and Cheam station are within close proximity to this property, making it ideal for commuters.





Windsor Avenue, Cheam, Sutton, SM3

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft

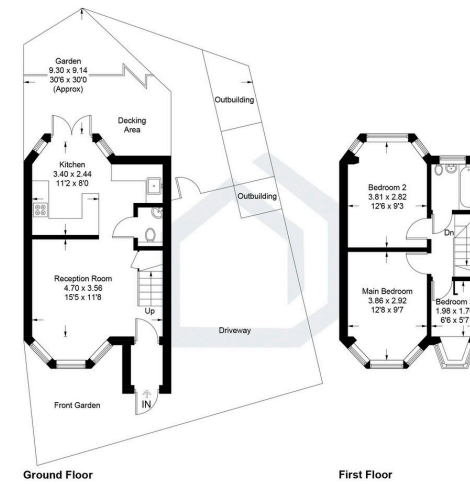


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200643)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	