



Flat 2B, Church Farm House Springclose Lane, Cheam, Sutton, SM3 8PU



£1,500 Per month

WH WATSON HOMES  
Estate Agents

Available now, is this truly desirable furnished character first floor one bedroom apartment forming part of a Grade II listed conversion. Superbly located in the heart of Cheam Village with its shops, bars, restaurants, amenities, Cheam Park, Cheam Leisure Centre with Gym, Cheam Rail Station Rail Station and more.

Features include a spacious Living room, bedroom, good sized fitted kitchen, utility cupboard, bathroom, central heating and allocated parking. Sutton Council Tax Band A. EPC Rating D. 5-week deposit £1,730.76.

#### Accommodation

Wooden front door to

Stairs to first floor landing, front door to

Entrance Hall - 6' 03" x 5' 06"

Fitted carpet, entry system phone

Living room / Dining room - 14' 11" x 11' 08"

Fitted carpet, UPVC sliding sash windows to front and side aspect with curtains, radiator, storage cupboard

Kitchen - 7' 05" x 6' 05"

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, gas hob with extractor fan above, UPVC sliding sash window

Bedroom - 12' 07" x 11' 07"

Fitted carpet, radiator, UPVC sliding sash window to rear aspect with curtains and blinds, storage cupboard housing Potterton boiler

Bathroom - 7' 04" x 6' 02"

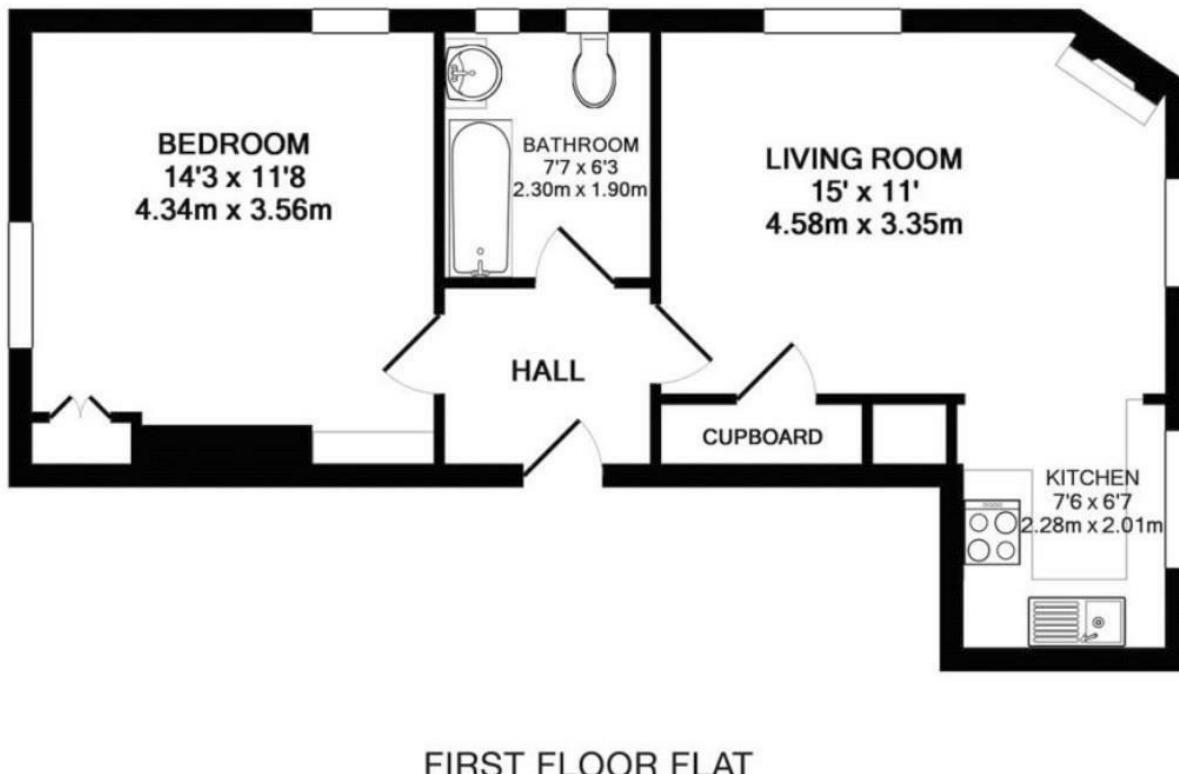
Three piece suite consisting of bath with thermostatic shower, low level flush wc, sink with chrome mixer tap and cupboard below, wall mounted mirrored cupboard, heated towel rail, tiled flooring and part tiled wall, two frosted UPVC double glazed windows with blinds

Allocated parking.

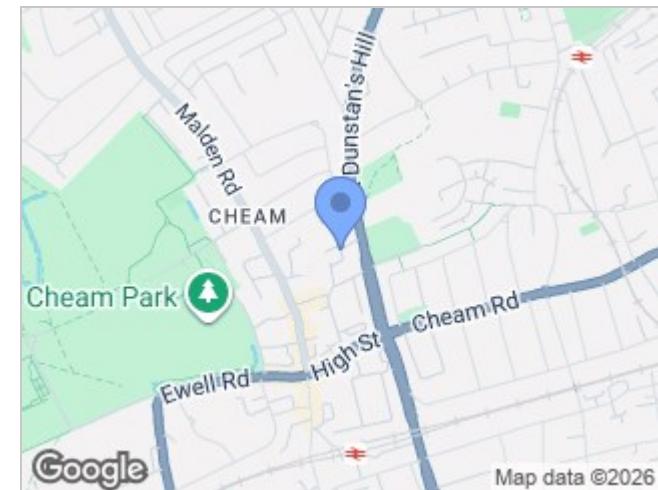


## Flat 2b Church Farm House, Sutton SM2 8PU

INTERNAL FLOOR AREA (APPROX.) 465 sq ft/ 42.9 sq m



### Area Map



### Energy Performance Graph

