



London Road, Cheam, Sutton, SM3 8JF

- Contemporary 1 Bedroom Ground Floor Flat
- Share Of Freehold
- Modern Kitchen With Integral Appliances
- Large Walk In Shower
- Gated Development
- Great Transport Links
- Long Lease

Offers In Excess Of £280,000



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DESCRIPTION

Set within the sought-after Wild Oaks House gated development just off London Road in North Cheam, this modern and stylish one-bedroom ground floor apartment offers an ideal blend of comfort, convenience, and contemporary living.

Thoughtfully designed, the property features a bright and well-proportioned living space, complemented by a sleek, modern kitchen and a spacious double bedroom. The large double bedroom benefits from built-in storage, offering both practicality and a clean, uncluttered finish. The ground floor position provides easy access and a highly functional layout, making it perfectly suited to first-time buyers, downsizers, or investors alike.

The contemporary shower room has been finished to a high standard, fully tiled from floor to ceiling and featuring a striking black-framed, double-sized walk-in glass shower cubicle, creating a stylish and luxurious feel.

Wild Oaks House enjoys a peaceful yet well-connected setting, with excellent transport links nearby. West Sutton and Sutton Common stations are both within easy reach, providing regular services into central London, while a range of local bus routes along London Road offer convenient connections to Sutton, Morden, and beyond. For motorists, easy access to the A217 and nearby road networks ensures straightforward travel across South London and into Surrey.

The property is also ideally positioned for families and professionals, benefiting from a selection of well-regarded local schools and a variety of nearby amenities, including shops, cafes, and green open spaces.

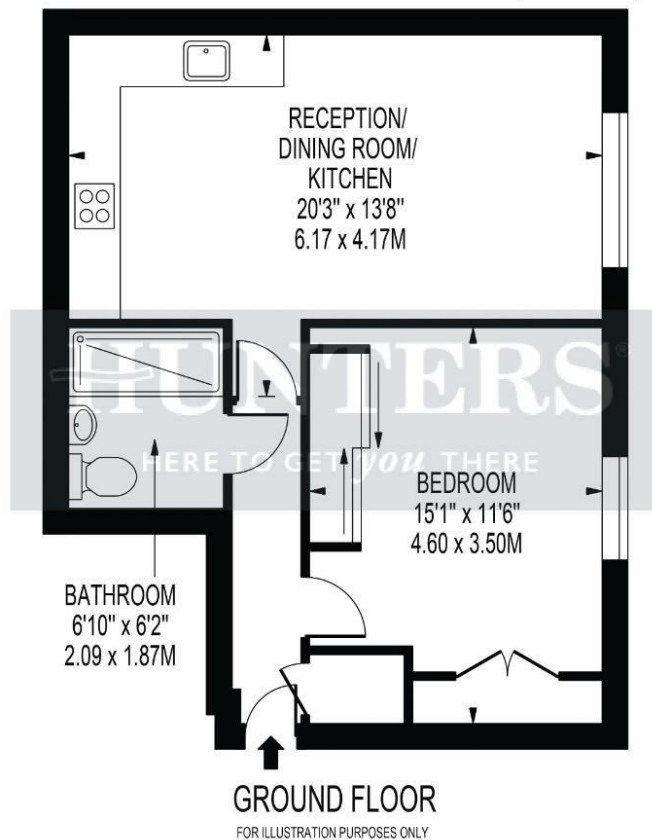
Combining modern style with a highly convenient location, this attractive apartment presents a fantastic opportunity to enjoy comfortable living within a secure and well-maintained development.





WILDOAKS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 482 SQ FT - 44.81 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Viewings

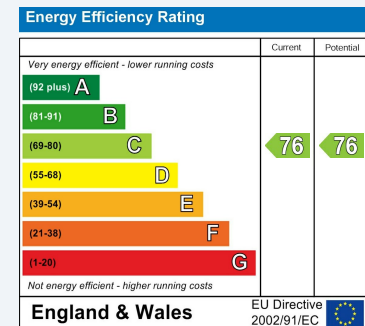
Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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