



**D'arcy Road, Cheam, Sutton, SM3 8NH**



**welcome to**

**D'arcy Road, Cheam, Sutton**

Barnard Marcus is proud to present this three-bedroom semi-detached family home with No Onward Chain. Benefits include 1,310 sq ft of spacious accommodation, generous rear garden and potential to extend (STPP). Immediate Inspection Recommended.

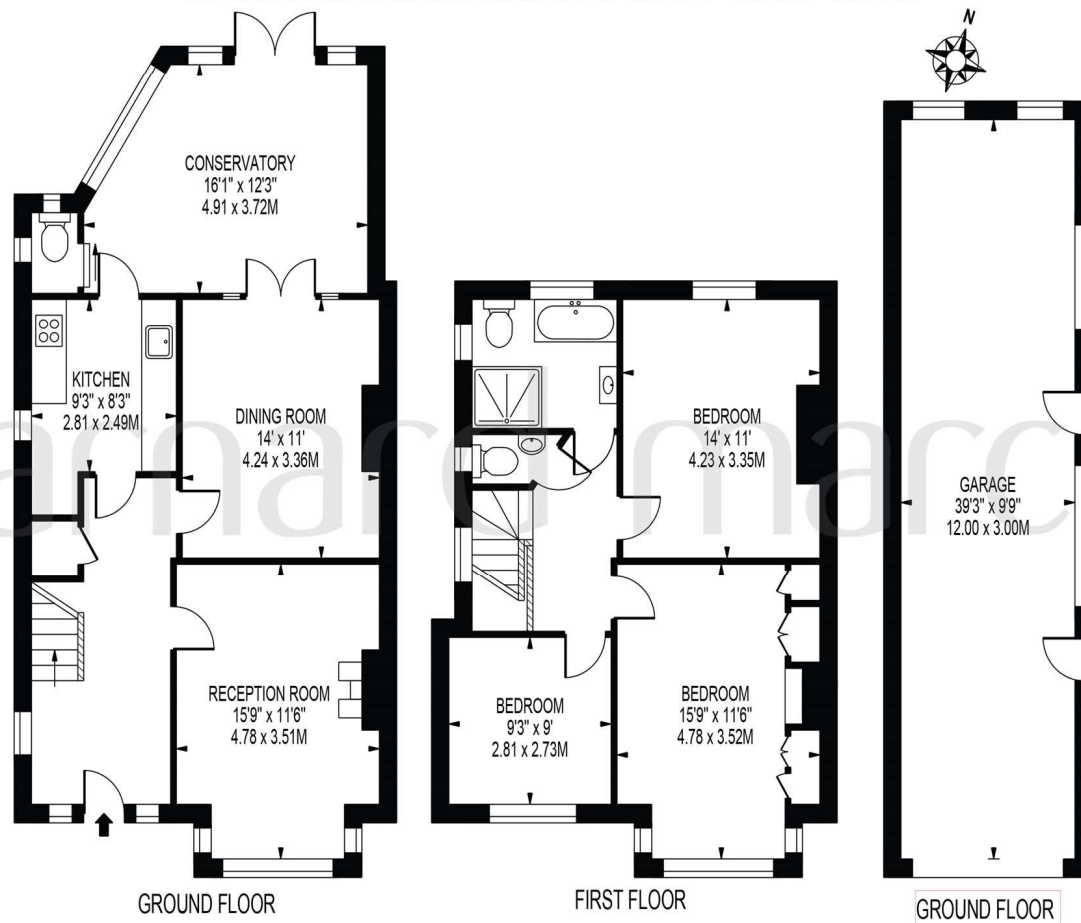


## D'ARCY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1310 SQ FT - 121.70 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 388 SQ FT - 36.00 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

This spacious 3-bedroom semi-detached family home offers generous living space throughout and is generally suited for families or buyers looking for a property with further potential (STPP). To the front of the property, there is off-street parking with direct access to a garage. Inside, the entrance hall leads to a bright and spacious reception room, a fitted kitchen, and a well-proportioned dining room. An adjoining conservatory provides additional living space and includes a convenient downstairs W/C. Upstairs, the property offers three bedrooms, including two doubles, along with a family bathroom and an additional W/C. The landing also provides loft access, offering useful storage or scope for further development. To the rear is a sizeable rear garden, with a practical patio area ideal for entertaining and a tidy lawn surrounded by mature shrubs and bushes.

### Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

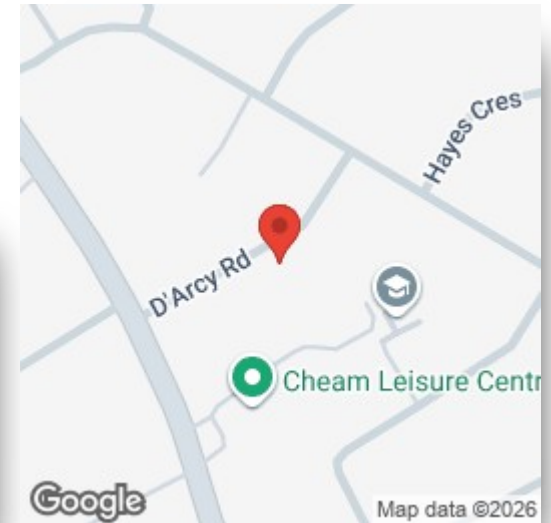
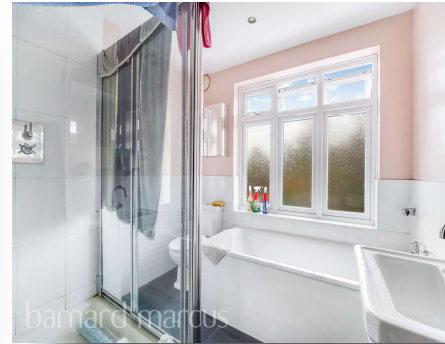
## D'arcy Road, Cheam, Sutton

- 3 Bedroom Family Home
- Semi-Detached
- Off Street Parking & Garage
- Potential to Extend (STPP)
- Outstanding Schools

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of

**£625,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WCP107981](https://barnardmarcus.co.uk/Property/WCP107981)



Property Ref:  
WCP107981 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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