

35 Walton Avenue, Cheam, Sutton, SM3 9UA

£600,000



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## 35 Walton Avenue, Cheam Sutton, SM3 9UA

Extended 1930s built 3-4 bedroom, end of terrace house situated on a well regarded road in the ever popular Cheam Park Farm area of Sutton/Cheam. The property offers spacious accommodation including a 25ft lounge/diner, a downstairs shower room, a study/playroom and a 90ft rear garden. Call Watson Homes now for a viewing.

Forget the morning rush with Cheam Park Farm Primary Academy and Cheam High School within easy walking distance. The area is serviced by numerous busses for those needing public transport. For shopping, restaurants and coffee shops Cheam Village is a quick 6 minute drive and Sutton High Street around 7 minutes by car.

### Accommodation

Covered entrance

Obscure UPVC part double glazed front door to..

Entrance hall

Single panel radiator, obscure UPVC double glazed window to front aspect, under stairs storage cupboard with space and plumbing for tumble dryer.

Lounge/diner

UPVC double glazed bay window to front aspect, single panel radiator, open fireplace with stone hearth, wall lights, archway to..

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid ceramic sink and chrome mixer tap, inset 5 ring gas hob with oven/grill at side, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, tiled flooring, tiled splashback, UPVC double glazed window and door to rear aspect, cupboard housing boiler.

Study

UPVC double glazed window to side aspect, single panel radiator, open plan to..

Bedroom 4/playroom

UPVC double glazed window to rear aspect, wood flooring, double panel radiator, coved ceiling.

Downstairs shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome taps, low-level flush WC.

Stairs to 1st floor landing

UPVC double glazed window to side aspect, loft access.

Bedroom one

UPVC double glazed bay window to front aspect, fitted wardrobes and shelving, picture rail, single panel radiator.

Bedroom two

UPVC double glazed bay window to rear aspect, single panel radiator, fitted wardrobe, picture rail.

Bedroom three

UPVC double glazed window to front aspect, single panel radiator, picture rail.

Bathroom

Luxury three piece suite comprising claw foot, roll top bath tub with Victorian style chrome mixer tap and hand attachment, pedestal wash hand basin with chrome mix tap, low-level, push button flush WC, tiled walls, tiled flooring, heated chrome towel rail, two obscure UPVC double glazed windows to side aspect.

Rear garden – South West facing Approximately 90ft

Paved patio area leading to lawn section with shrubs and plants bordering, greenhouse and garden shed, fence enclosed, side access, outside tap.









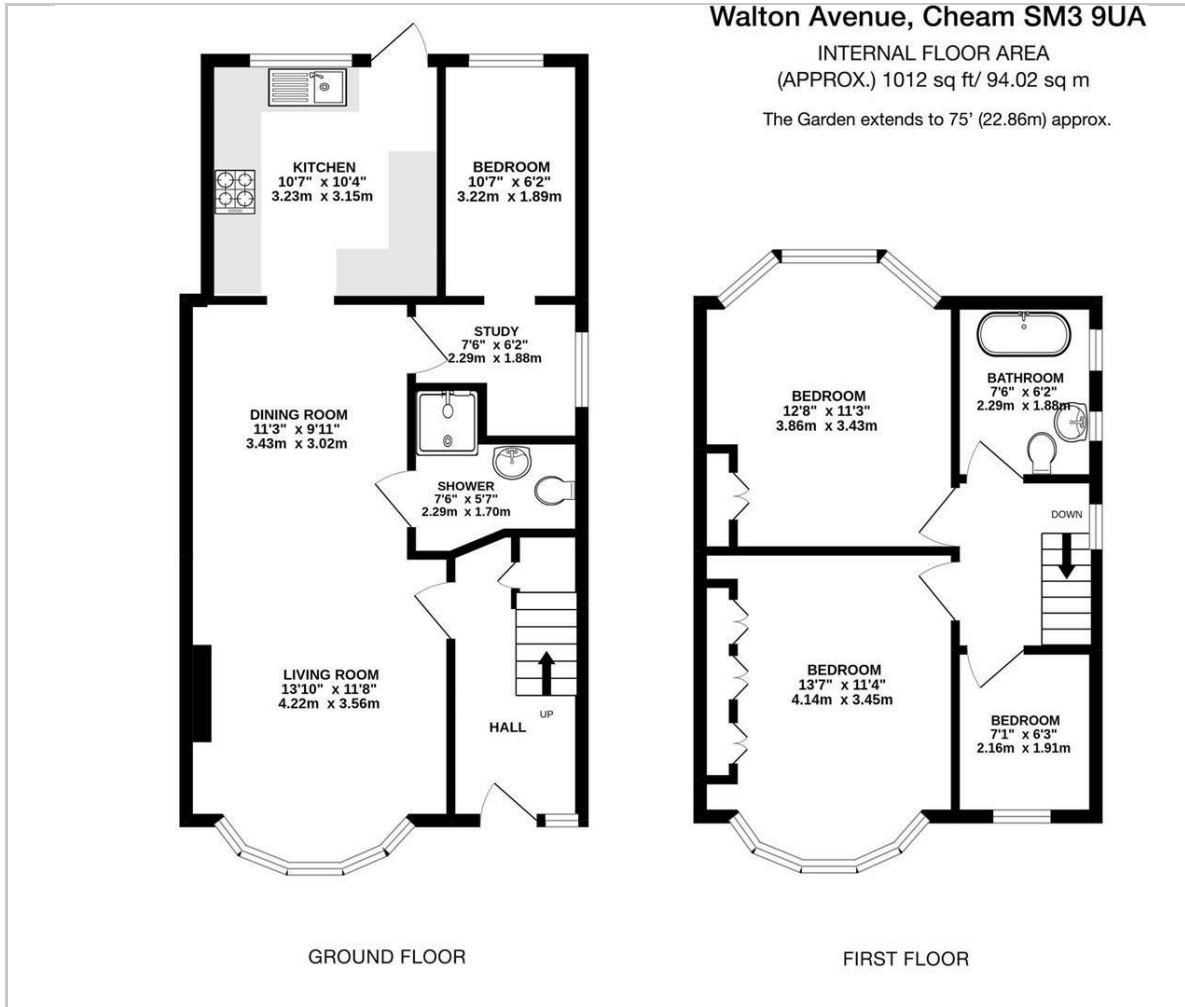




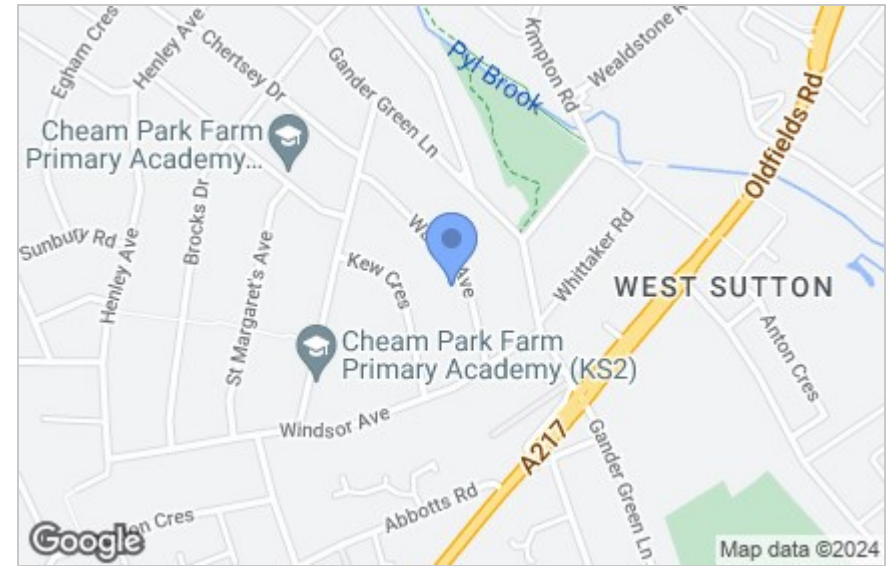




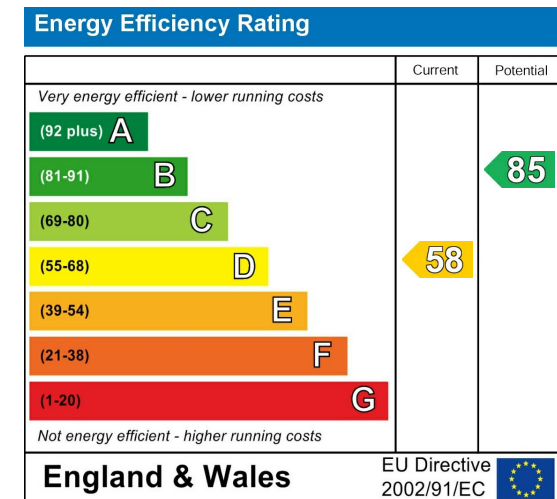
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Watson Homes Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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