



9 Cheviot Close, Sutton, SM2 5SB

Guide price £1,200,000



**WH WATSON HOMES**  
Estate Agents



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Watson Homes are delighted to present this deceptively spacious four double bedroom detached bungalow occupying a bold corner plot. The property offers a wealth of accommodation spanning over 2500 square feet. The property has fantastic scope to extend s.t.p.p, a large rear garden, a garage and off street parking as well as no onward chain.

Nestled away in a sought after private road, Cheviot Close is perfect for the Harris Academy as well as Seaton House and Barrow Hedges Primary School. \* Internal viewings are strongly recommended \*

<p><b>Accommodation</b></p> <p>Ornate wooden front door to..</p> <p>Spacious entrance</p> <p>Herringbone parquet flooring, storage cupboard housing meters, double panel radiator, covered radiator, obscure double glaze leaded light windows to front aspect.</p>	<p>Bedroom two</p> <p>Double glazed leaded light bay window to front aspect and further window side, double panel radiator, herringbone parquet flooring.</p>
<p>Lounge</p> <p>Obscure double glazed light windows to side aspect, herringbone parquet flooring, fitted shelving unit, double panel radiator, fireplace with stone surround.</p>	<p>Bedroom three</p> <p>Double glazed window to side aspect, fitted wardrobes, double panel radiator, coved ceiling, herringbone parquet flooring.</p>
<p>Conservatory</p> <p>UPVC double glazed windows to side and rear aspects and double doors leading to garden, tiled flooring, wall mounted heaters.</p>	<p>Bathroom</p> <p>Large three-piece suite comprising panel enclosed bath with chrome mixer tap, wash handbasin with chrome mixer tap, low-level flush WC, tiled flooring, heated towel rail, obscure double glaze leaded light windows to front aspect.</p>
<p>Study/bedroom four</p> <p>UPVC double glazed window to rear aspect, double panel radiator, plate rack, herringbone parquet flooring.</p>	<p>Further hallway with access to garage and garden, tiled flooring, two single panel radiators, cupboard housing hot water tank.</p>
<p>Kitchen/breakfast room</p> <p>Range fitted wooden wall units with matching cupboards and drawers below, laminate work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hob with oven/grill at side, integrated dishwasher, integrated fridge, integrated microwave, tiled flooring, tile splashback,, UPVC double glazed window to rear aspect.</p>	<p>Stairs to 2nd floor</p> <p>Spacious loft room with Velux windows to side aspects and feature double glazed apex bay window to rear aspect, three double panel radiators, access to large eaves storage.</p>
<p>Utility room</p> <p>Tiled worktop with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine, space with all standing fridge/freezer, double panel radiator, UPVC double glazed window to side aspect.</p>	<p>Rear garden (Westerly aspect)</p> <p>Paved patio area and footpath leading to rear, mainly laid lawn with well stocked flowerbeds and hedge borders, access to further secret garden with vegetable patches and two garden sheds, outside tap, gated side access, fence enclosed.</p>
<p>Bedroom one</p> <p>Double glazed window to rear aspect and French doors leading to side garden, oak flooring, feature beamed ceiling, double panel radiator.</p>	<p>Garage at side</p> <p>Electric up/Over door at front, hardstanding, providing further off street parking if desired with space and plumbing for tumble dryer and fitted shelving.</p>
<p>Shower room</p> <p>Consisting of tiled cubicle with thermostatic shower, wash handbasin with chrome mixer tap, low-level flush WC, tiled flooring, part tiled walls, heated towel rail, obscure double glazed window to side aspect, extractor fan.</p>	<p>Front</p> <p>Paved driveway providing off street parking with lawn area at side, and flowerbeds with brick wall border.</p>
	<p><b>BUYER'S INFORMATION</b></p> <p>Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.</p>











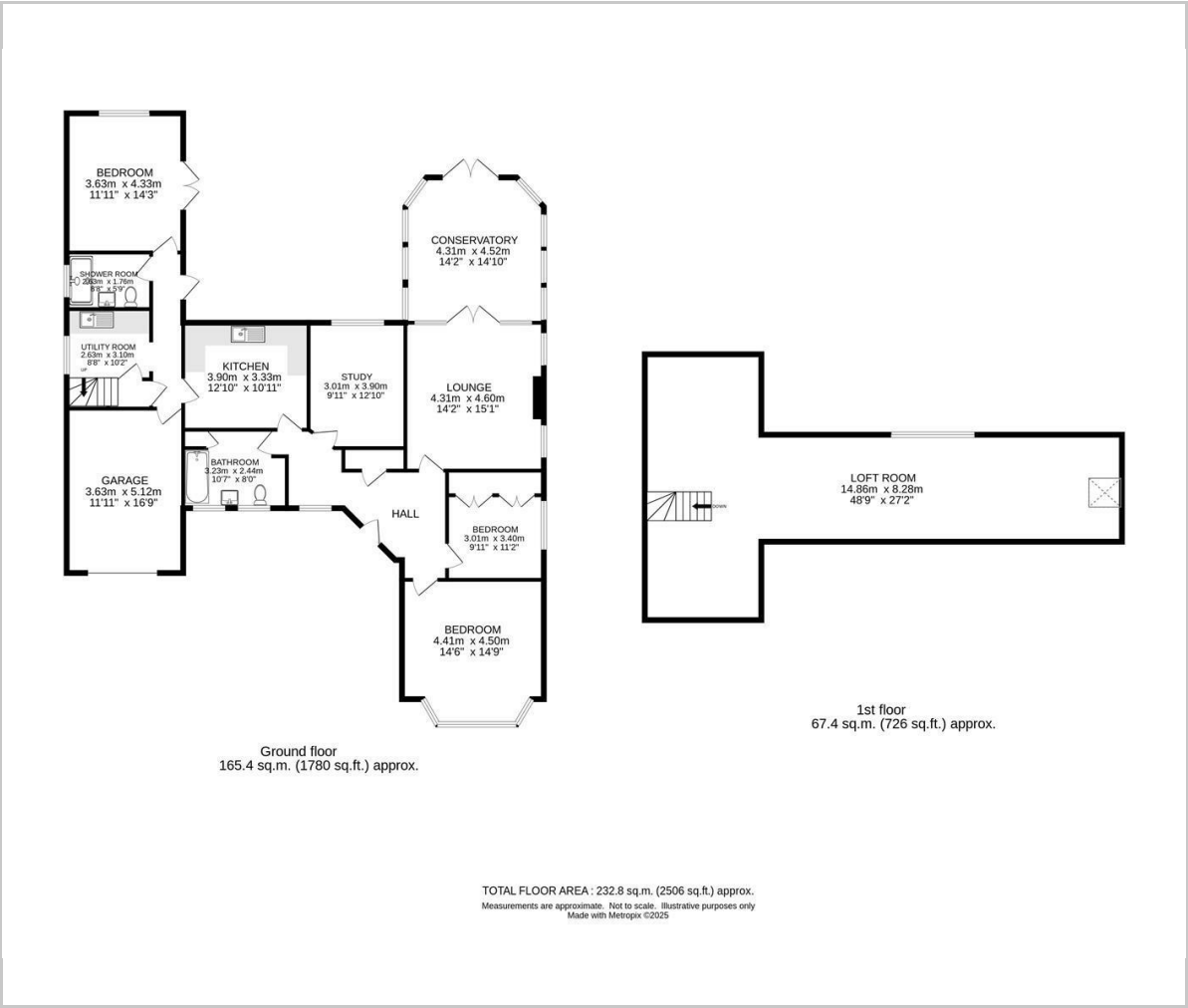








Floor Plan



Viewing

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

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Area Map



Energy Efficiency Graph

