



14 Cheviot Close, Sutton, SM2 5SB

Guide price £1,200,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this deceptively spacious three/bedroom detached family home. The property offers a wealth of accommodation including a 32ft open plan lounge/diner/kitchen, three bathrooms (two en-suites), a utility room, a garage and a stunning landscaped rear garden.

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 *

Accommodation UPVC double glazed entrance porch Tiled flooring, obscure glazed wooden front door to.. Spacious entrance hall Covered radiator, meter cupboard, wood panelling, wood flooring, storage cupboard with fitted shelving, coved ceiling, wall mounted thermostat. Open plan lounge/diner/kitchen Range of fitted gloss wall units with matching cupboards and drawers below, marble effect worktops with inlaid sink and chrome mixer tap, integrated “Bosch” oven/grill and microwave, integrated dishwasher, inlaid induction hob with extractor fan above, wood flooring, UPVC double glazed window to rear aspect. Lounge/dining/family area: Large double glazed sliding doors to rear aspect, wood flooring, feature log burner, modern radiator, coved ceiling, fitted shelving and storage cupboards. Utility room Range fitted wall units with cupboards and drawers below, space and plumbing for washing machine and tumble dryer, fitted shelving, access to garage. Bedroom 4/Study UPVC double glazed door leading to rear aspect, fitted desk area and shelving, tiled flooring. Ensuite shower room Consisting of tiled walk in cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, part tiled walls, tiled flooring, extractor fan. Bedroom three UPVC double glazed window to front aspect, covered radiator, wood panelling, wood flooring, fitted wardrobes, coved ceiling. Bedroom two UPVC double glazed bay window to front aspect with fitted window seating, wood flooring, covered radiator, wood panelling, coved ceiling, fitted wardrobes with sliding doors.	Bathroom Modern suite consisting of panelled walk in cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, coved ceiling, extractor fan. Stairs to 1st floor Feature perspex balustrade, fitted storage cupboard, Velux window to side. Main bedroom UPVC double glazed windows to rear aspect, two covered radiators, wood flooring, built-in wardrobe. Ensuite bathroom Comprising bath tub with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, vinyl wood effect flooring, tiled walls , Velux window to side aspect, extractor fan. Rear garden (South facing) Approximately 60ft Pretty landscaped rear garden with an abundance of flowerbeds and shrubs bordering, sheltered seating area, composite decking and patio sections, storage and garden shed, outside water supply, fence enclosed, fish pond. Garage at side Electric up/over door at front. Front Block paved driveway providing off street parking for 2-3 vehicles with decorative landscaping at side and a brick wall border. BUYER’S INFORMATION 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
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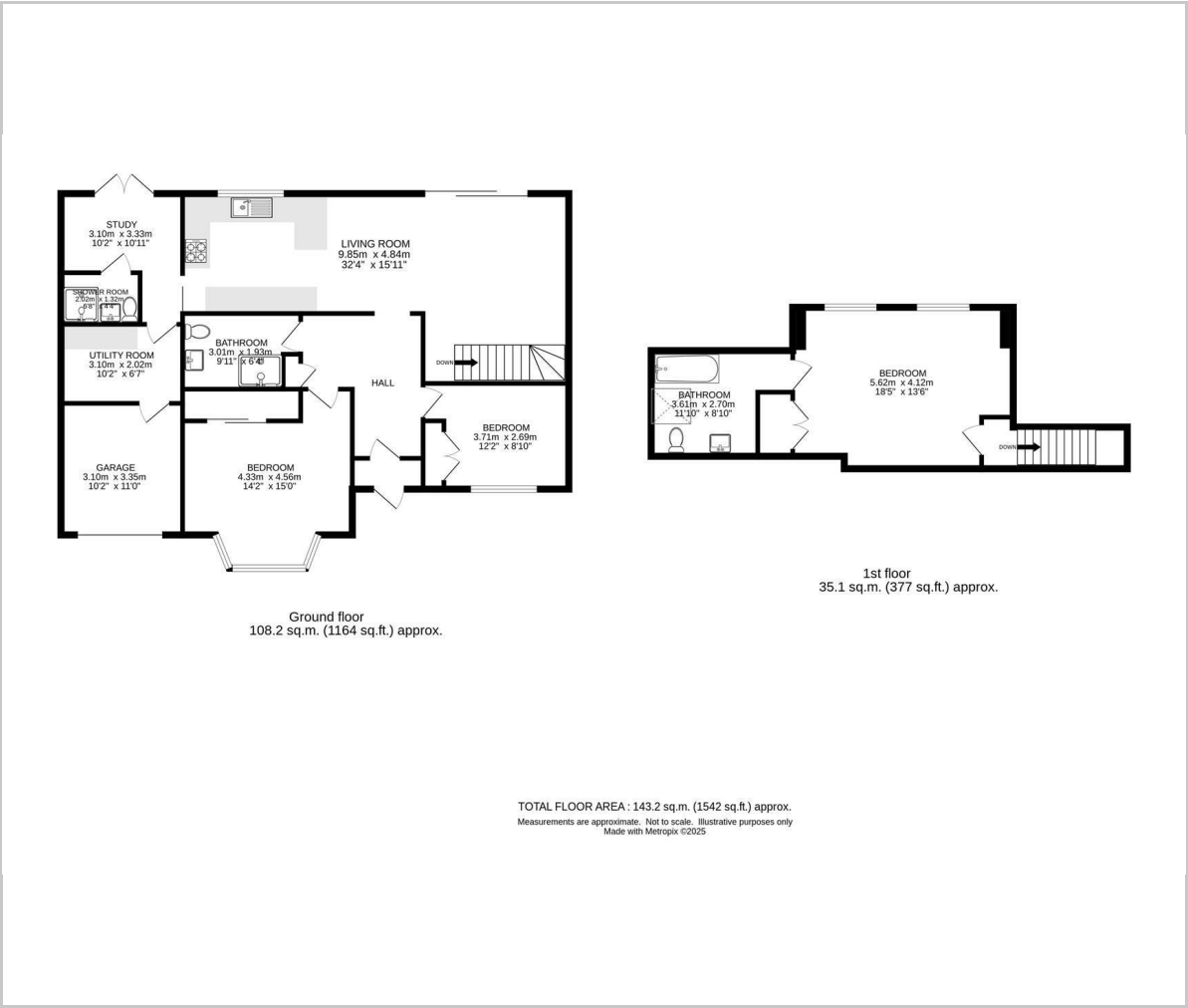








Floor Plan



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

