



8 Carisbrooke Court Station Approach, Cheam, Sutton, SM2 7BN

Guide price £265,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this well presented, one bedroom ground floor apartment, situated in a sought after block and benefitting from a modern kitchen and bathroom, a 16ft lounge/diner, allocated parking and a share of the freehold.

Cheam Station is a stone's throw away from the property and runs direct services in to both London Bridge and London Victoria making it perfect for commuters. A short walk from the property is Cheam Village offering a whole host of shops, restaurants, entertainment & leisure facilities. Schools in the area consist of Cheam Field, Cheam High School, St Dunstan's Primary School and Homefield Preparatory just to name a few.

Accommodation

Security entry phone system and door to..

Communal entrance, wooden front door to..

Spacious entrance hall

Oak flooring, double panel radiator, large storage cupboard, wall mounted entry phone, dado rail, wall mounted thermostat.

Lounge/diner

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

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inset four ring gas hob with oven/grill below and extractor fan above, space for tall standing fridge/freezer, space and plumbing for washing machine and dishwasher, tiled splashback, wall mounted boiler, UPVC double glazed window to side aspect, coved ceiling.

Bedroom

UPVC double glazed window to front aspect, double panel radiator, oak flooring.

Bathroom

Modern su
screen at s
push butto

Outside
Well kept







Floor Plan

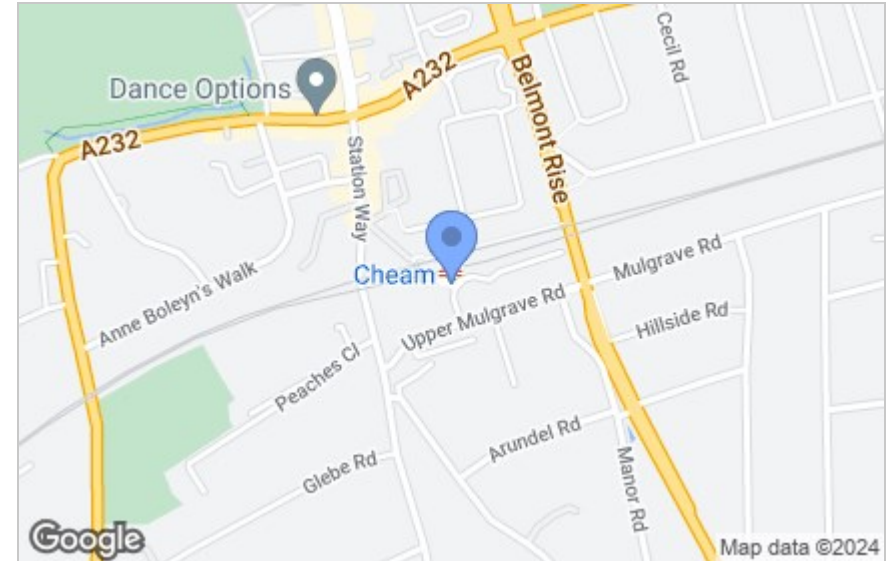


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

