



10 Whittaker Road, Cheam, Sutton, SM3 9QG

Offers over £524,000



**WH WATSON HOMES**  
Estate Agents

## 10 Whittaker Road, Cheam, Sutton, SM3 9QG

STUNNING L - SHAPED GARDEN!!! Watson Homes are delighted to offer this superbly presented two double bedroom semi-detached family home ideally situated within a popular residential location. The property provides easy access into Cheam Village with its wide range of shops, restaurants and amenities including Cheam Railway Station. There are also several well regarded schools including Cheam Park Farm Primary Academy and Cheam High School.

### Accommodation

Obscure UPVC double glaze front door to..

#### Entrance hallway

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

#### Lounge

UPVC double glazed bay window to front aspect and window at side, fitted plantation shutters, double panel radiator.

#### Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, rolltop work surfaces with inlaid stainless steel sink and chrome mixer tap, space for large range cooker with extractor fan above, integrated dishwasher, integrated fridge, oak flooring, large storage cupboards with space and plumbing for washing machine, open plan to..

#### Dining area

large UPVC double glazed windows and doors to rear aspect, UPVC double glazed windows to side aspect, oak flooring, double panel radiator.

#### Stairs to 1st floor landing

UPVC double glazed window to front aspect, loft access, storage cupboard.

#### Bedroom one

UPVC double glazed window to front aspect, single panel radiator, fitted wardrobes.

#### Bedroom two

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

#### Bathroom

Comprising panel enclosed bath with chrome taps and thermostatic shower, wash hand bowl basin with chrome mixer and storage cupboards below, heated chrome towel rail,

wood flooring, part tiled walls, obscure UPVC double glazed window to rear aspect.

#### Separate WC

Consisting of low level push button flush WC, wood flooring, obscure UPVC double glazed window to side aspect.

#### Rear garden – L-shaped – approximately 100ft

Wooden decking area leading to lawn section with mature shrubs and plants bordering footpath to rear, paved seating area, fence enclosed, gated side access.

Large wooden summer house with power and lighting.

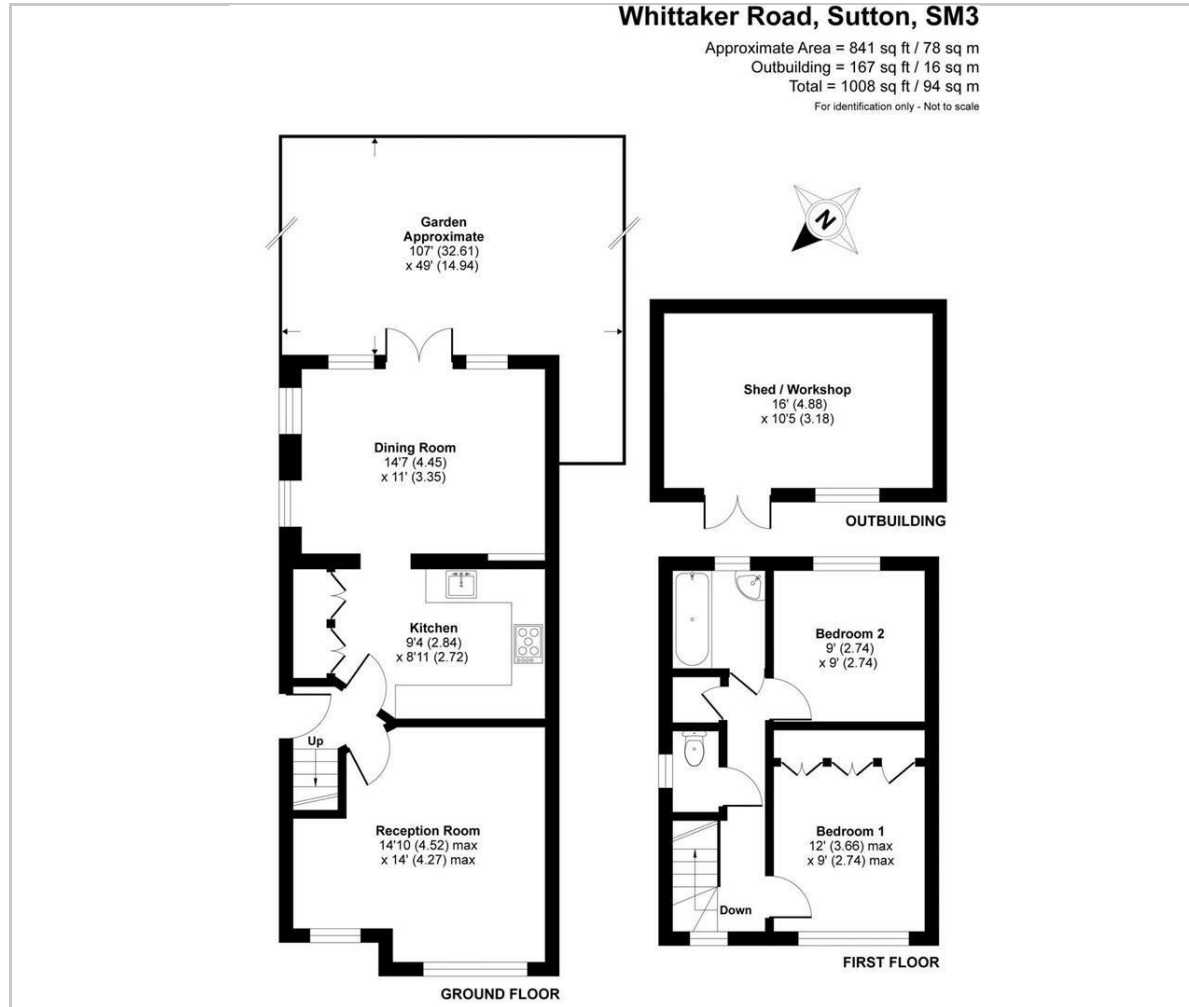




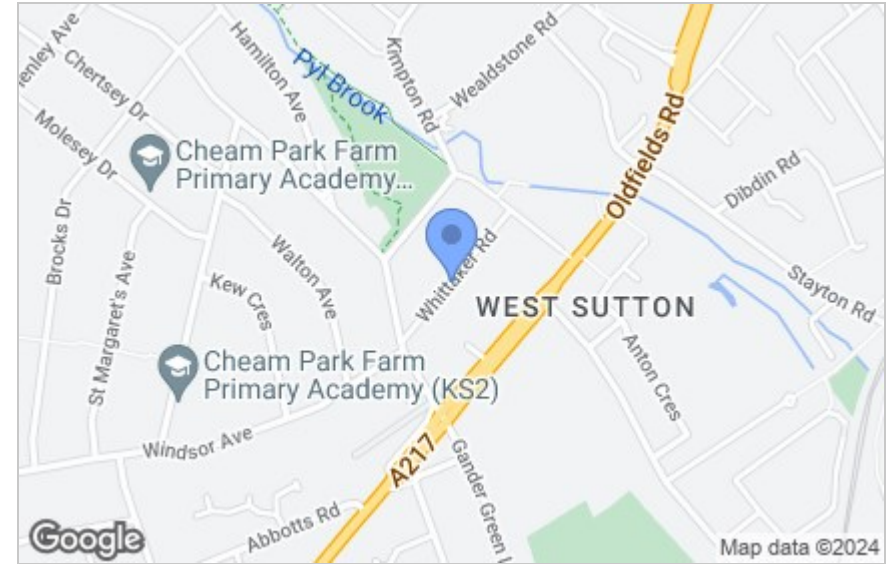




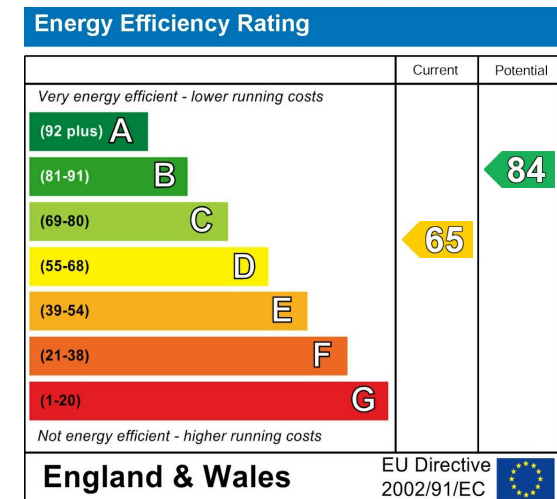
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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