



85 Matlock Crescent, Cheam, Sutton, SM3 9SS

Guide price £650,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this beautifully presented and extended family home, benefitting from well-proportioned room sizes throughout, an open-plan living space and a garden room with en-suite facilities ideal for working from home or guest accommodation.

The property is located close to numerous well-regarded schools including Cheam Park Farm Primary Academy, Cheam High School, and Nonsuch High School for Girls. Several amenities are available including a parade of shops under half a mile away at Church Hill Road, supermarkets and shops at North Cheam and bus routes to towards Sutton and Morden, the latter having a Northern Line tube station.

Accommodation

UPVC double glazed entrance porch, part glazed stained glass front door to..

Spacious entrance hall

Vinyl marble effect flooring, dado rail, under stairs storage cupboard, modern radiator, open plan to..

Lounge/diner/family room

UPVC double glazed bay window to front aspect, fitted plantation shutters, vinyl marble effect flooring, three modern radiators, wall mounted thermostat, coved ceiling.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and chrome mixer tap with hose attachment, integrated dishwasher, integrated oven/grill, five ring gas hob with extractor fan above, space for American style fridge freezer, marble effect flooring, UPVC double glazed window and sliding door to rear aspect.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, tiled walls, wood flooring, extractor fan.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, dado rail, access to luxury loft space

Bedroom one

UPVC double glazed window to rear aspect, fitted plantation shutters, built-in wardrobe, double panelled radiators.

Bedroom two

UPVC double glazed bay window to front aspect, fitted plantation shutters, single panel

radiator, built-in wardrobes with sliding mirrored doors.

Bedroom three

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

Bathroom

Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level pushbutton and flush WC, heated chrome towel rail, extractor fan, tiled walls.

Luxury loft space

Velux window to rear aspect, built in wardrobes and eaves storage.

Rear garden – approximately 50ft (Southwest facing)

Artificial lawn area leading to large patio garden with flowerbeds bordering, fence enclosed with gated side access, outside water and power supply.

Detached cabin

(Currently used as office space)

UPVC double glazed window and door at front, space and plumbing for washing machine and tumble dryer, wood flooring, wall mounted heater.

Separate shower room

Consisting of tiled cubicle with thermostatic shower and sliding screen, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, tiled walls, obscure UPVC double glazed window to front aspect, extractor fan.





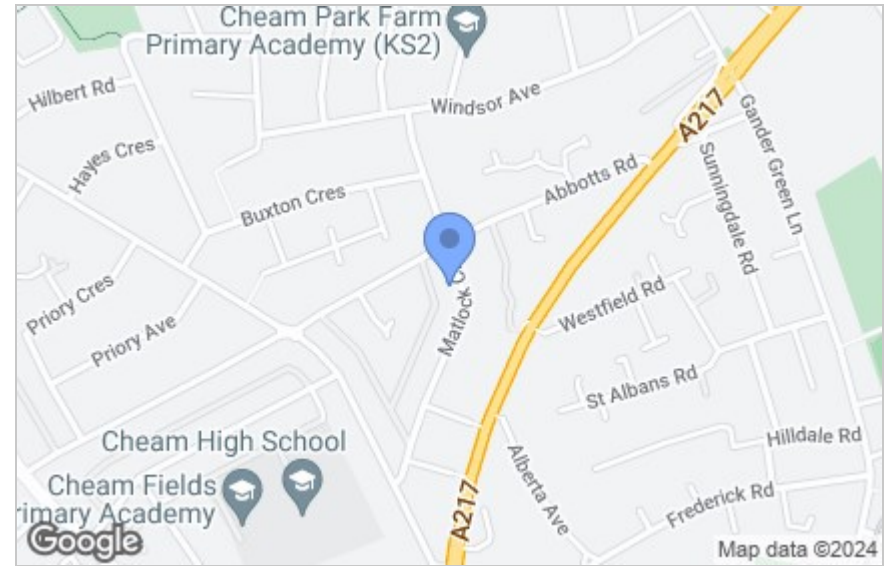




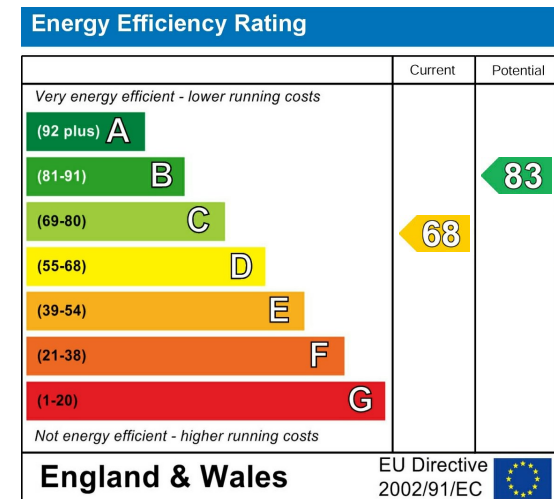
Floor Plan



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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