



54 Chatsworth Road, Cheam, Sutton, SM3 8PN



Offers over £550,000

WH WATSON HOMES
Estate Agents

54 Chatsworth Road

Cheam Sutton, SM3 8PN

Watson Homes are delighted to offer this popular style 3 bedroom house, with the added benefit of a detached garage, excellent scope to extend s.t.p and NO ONWARD CHAIN.

Located on a highly sought-after road, offering an ideal setting for accessing many of the local prestigious schools and open parks. Situated within walking distance to Cheam Village, this property presents a perfect blend of convenience and comfort for a growing family.



Accommodation

Covered entrance
UPVC double glazed stained glass front door to..

Spacious entrance hall
Wood flooring, obscure UPVC double glazed stained glass window to front aspect, double panel radiator, coved ceiling, under stairs storage cupboard, wall mounted digital thermostat.

Lounge
UPVC double glazed bay window to front aspect, double panel radiator, fireplace with marble surround and hearth, coved ceiling, wood flooring, wall lights.

Dining room
UPVC double glazed windows and doors to rear aspect, wood flooring, coved ceiling, double panel radiator, wall mounted heater.

Kitchen
Modern range of fitted gloss wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid 1 & 1/2





bowl ceramic sink and chrome mixer tap, inset gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine, space for tall standing fridge/freezer, integrated dishwasher, UPVC double glazed window to rear aspect.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome taps, tiled flooring, part tiled walls.

Stairs to 1st floor landing

Loft access with pull down ladder.

Bedroom one

UPVC double glazed bay window to front aspect, single panel radiator, built-in wardrobes, coved ceiling.

Bedroom two

UPVC double glazed window to rear aspect, built-in wardrobes, wood flooring, single panel radiator, coved ceiling, cupboard housing combination boiler.

Bedroom three

UPVC double glazed window to front aspect, wood flooring, 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 push button flush WC, heated chrome towel rail, part tiled walls, tiled flooring, obscure UPVC double glazed window to rear aspect.

Rear garden - approximately 75ft (South facing)
Block paved patio area with footpath to rear, lawn sections with well stocked flowerbeds bordering, outside tap, fence enclosed and gated rear access.

Detached garage

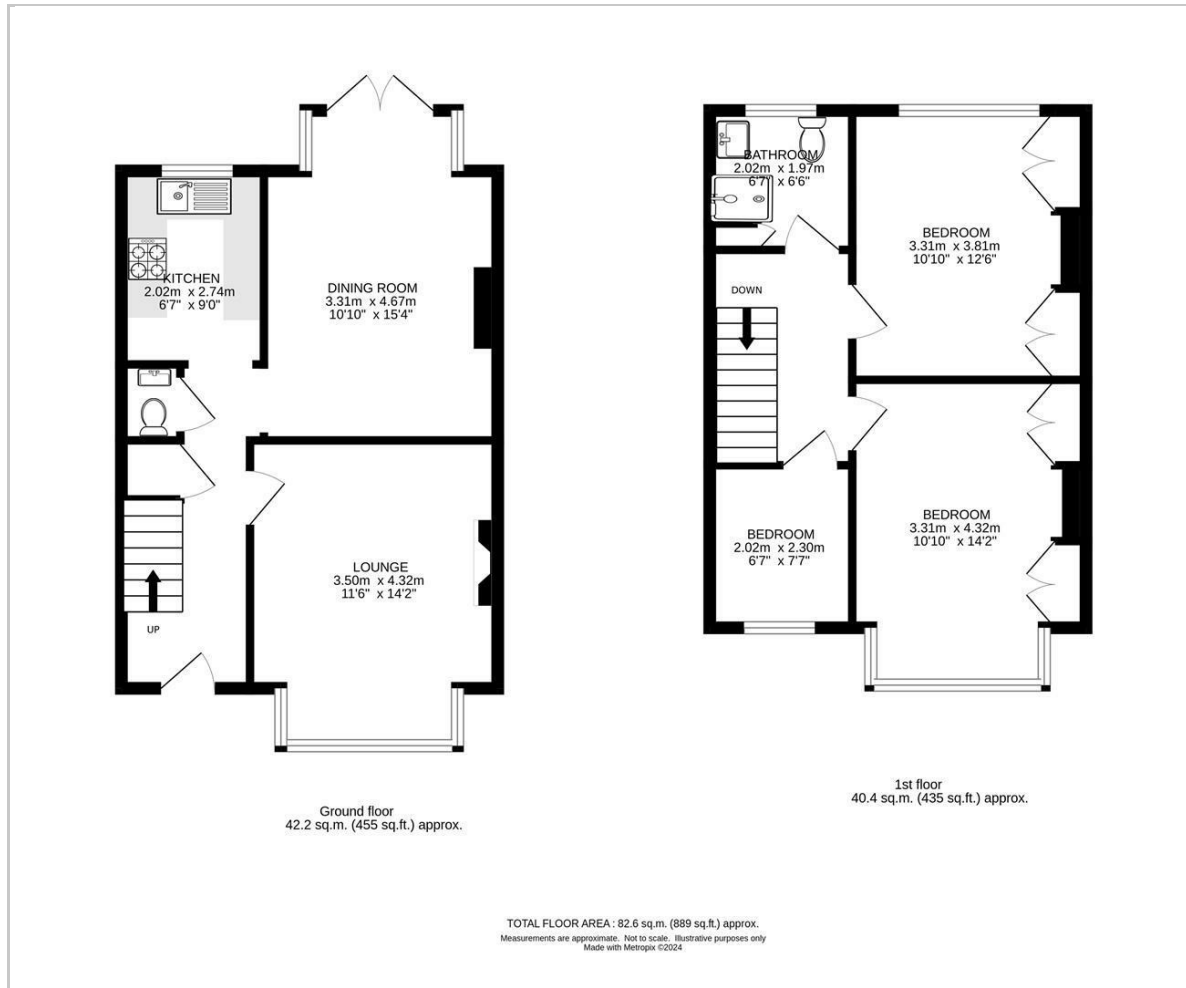
Up/over with power & light.

Front

Driveway, providing off street parking.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

