



749a London Road, Cheam, Sutton, SM3 9DL

£285,000

**WH WATSON HOMES**  
Estate Agents

## 749a London Road, Cheam Sutton, SM3 9DL

Watson Homes are pleased to offer this spacious first floor maisonette located in North Cheam. This delightful property boasts a large reception room with featured high ceilings and coving, perfect for relaxing or entertaining guests. With one spacious bedroom, you'll have a comfortable retreat to unwind after a long day. The property also features a modern kitchen & bathroom, adding convenience to your daily routine. This property comes with off street parking.

Situated in a prime location, this maisonette offers the best of city living with easy access to amenities, transport links, and green spaces. Whether you're a first-time buyer, a young professional, or looking for a lucrative investment opportunity, this property has the potential to meet your needs.

A viewing of this property is highly recommended.

### Accommodation

Wooden front door to:

Entrance hall

Stairs to 1st floor landing.

Lounge

Feature fireplace, would affect flooring, ceiling coving, ceiling fan and light, wall lights, double glazed bay window to front aspect, radiators, archway to...

Kitchen

Work surfaces with drawers and cupboards below, matching wall units with under lighting, built-in oven stainless steel gas hob and extractor cooker hood above, modern stainless-steel sink with black modern mixer tap, space for tall fridge freezer, tiled splashback, wood effect flooring, double glazed window to front aspect.

Bedroom

Double glazed window to rear aspect, radiator.

Bathroom

Modern white three-piece suite comprising P shaped bath with chrome shower and tap fittings and curved glass shower screen, vanity sink with modern chrome mixer tap and drawers and cupboards below, low-level WC with pushbutton flush, chrome radiator/towel rail, tiled walls and flooring, airing cupboard housing hot water tank and boiler. Double glazed window to rear aspect.





## Floor Plan

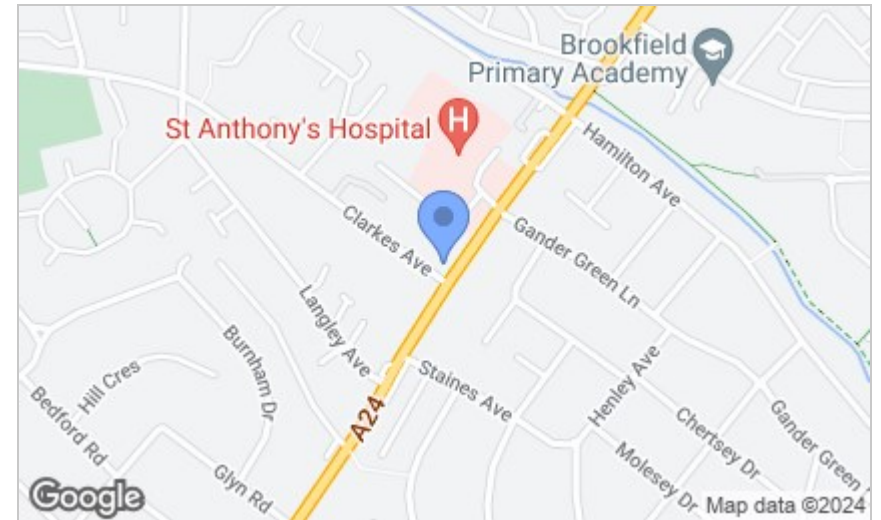


## Viewing

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	