



6 Priory Avenue, Cheam, SM3 8LX

Guide price £800,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this immaculately presented four bedroom, two bathroom extended family home, situated in a sought after residential road in Cheam. The property offers a wealth of accommodation including a modern open plan kitchen/diner/ family area, a utility room, a downstairs shower room, a pretty rear garden and ample off street parking.

Priory Avenue is perfectly located for a family with 17 local schools all within a mile. Cheam national rail station is 0.8 miles away providing direct links into London. Cheam park and the village are all within easy reach to enjoy the abundance of shops, restaurants and coffee shops.

Accommodation

Sheltered entrance

Tiled step, parts glazed stained glass front door to..

Spacious entrance hall

Wood flooring, old school style radiator, picture rail, under stairs storage cupboard.

Lounge

UPVC double glazed leaded light bay window to front aspect, double panel radiator, feature fireplace with wooden mantelpiece and surround, bespoke fitted shelving and cupboards, picture rail, coved ceiling and ceiling rose.

Kitchen/diner

Range of fitted gloss wall units with matching cupboards and drawers below, Luxor composite worktops with inlaid stainless-steel sink and chrome mixer tap, space for large gas range cooker, space and plumbing for dishwasher, space for tall standing fridge/freezer, tiled splashback, wood flooring, old school style radiator, dado rail, coved ceiling and ceiling rose, open plan to..

Sunroom

UPVC double glazed leaded light windows to side and rear aspects and door to garden, wood flooring, old school style radiator.

Utility room

Range of fitted wall units with matching cupboards below, inlaid ceramic sink with chrome mixer tap, integrated washing machine, UPVC double glazed leaded light window to rear aspect, wood flooring, Velux window to side, modern radiator.

Shower room

Consisting panelled cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with mixer tap, low level pushbutton flush WC, decorative tiled flooring, extractor fan, Velux window to side aspect.

Bedroom 4/study

UPVC double glazed leaded light window to front aspect, olds school style radiator.

Stairs to 1st floor landing

Obscure UPVC double glazed leaded light window to side aspect, picture rail.

Bedroom one

UPVC double glazed leaded light bay window to front aspect, double panel radiator, wood flooring, picture rail, coved ceiling and ceiling rose, fitted wardrobes and dressing table.

Bedroom two

UPVC double glazed leaded light window to rear aspect, single panel radiator, picture rail, wood flooring, bespoke fitted wardrobes.

Bedroom three

UPVC double glazed leaded light window to front aspect, covered radiator, picture rail, loft access and pull down ladder to:

Luxury loft space

Velux window to rear aspect, old school style radiator, eaves storage.

Bathroom

Comprising panel enclosed corner bath with chrome taps and thermostatic shower, wash hand basin with chrome mixer tap, large storage cupboard, heated chrome towel rail, obscure UPVC double glazed leaded light window to rear aspect, decorative tiled flooring.

Separate WC

Consisting of low-level push button flush WC, tiled flooring, single panel radiator, obscure UPVC double glazed window to side aspect.

Rear garden – approximately 90ft – South facing

Large decking area with footpath to rear, lawn section with mature shrubs and flower beds bordering, gated side access, outside tap, two garden sheds and greenhouse, Koi pond with water feature.

Front

Block paved driveway providing off street parking for two cars.

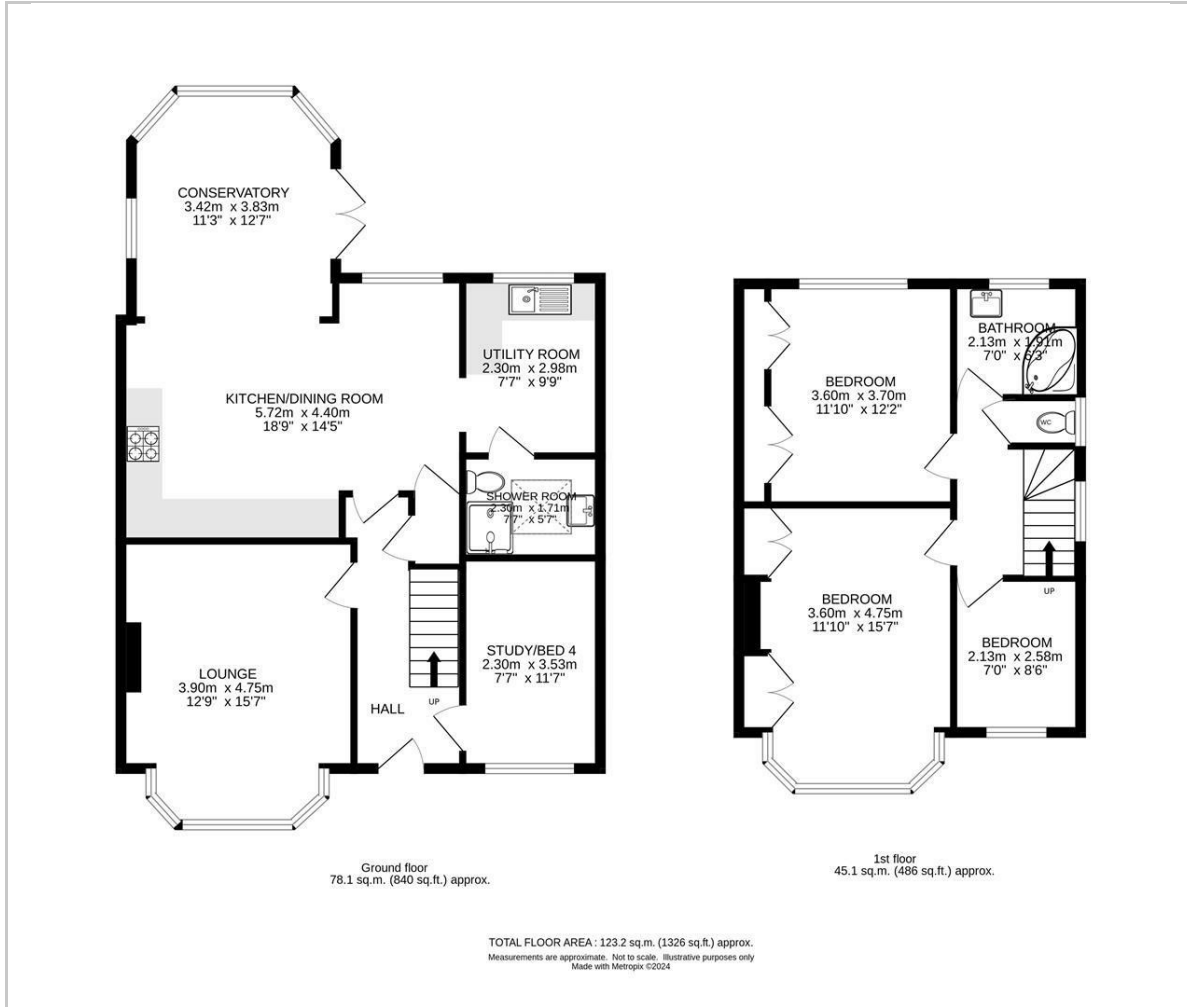








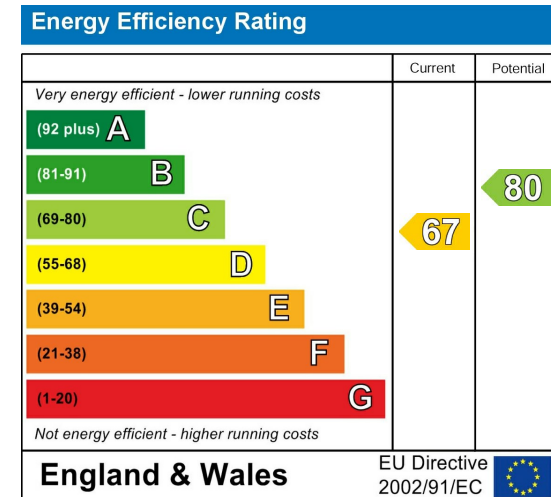
Floor Plan



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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