



69 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 to the market this STUNNING, refurbished and extended four bedroom end of terrace family home. The property boasts modern open plan living, a downstairs WC, an en-suite shower room, a detached double garage, off street parking and no onward chain.

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 towards Sutton and Morden, the latter having a Northern Line tube station.

Accommodation
UPVC double glazed doors to..

Entrance porch
Obscure UPVC double glazed front door to..

Spacious entrance hall
Amtico herringbone flooring, old school style radiator, panelled walls, coved ceiling, under stairs storage cupboard.

Lounge
UPVC double glazed bay window to front aspect, fitted plantation shutters, modern radiator, feature panelled wall, coved ceiling.

Open kitchen/diner
Range fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid sink and chrome mixer tap with instant hot water, integrated dishwasher and washing machine, inlaid induction hob with extractor fan





above and oven/grill/microwave at side, integrated fridge/freezer, integrated wine cooler, Island with quartz worktop and breakfast bar, Amtico herringbone flooring, modern radiators, UPVC double glazed bifold doors to rear aspect, UPVC double glazed window to rear aspect, three Velux windows.

Downstairs WC

Consisting of low-level pushbutton flush WC, wash hand basin with chrome mixer tap, extractor fan, obscure UPVC double glazed window to side aspect, tiled walls, tiled flooring.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect.



Bedroom two

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

Bedroom three

UPVC double glazed window to rear aspect, double panel radiator, Amtico herringbone flooring.

Bedroom four

UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator, Amtico herringbone flooring.

Bathroom

Luxury modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel, extractor fan, tiled flooring with under floor heating, tiled walls, obscure UPVC double glazed window to aspect.

Stairs to 2nd floor

Main bedroom

UPVC double glazed window to rear aspect and two windows at front, large built-in storage cupboard, double panel radiator.

Ensuite shower room

Luxury suite consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low level pushbutton flush WC, heated chrome towel rail, tiled flooring with underfloor heating, tiled walls, obscure UPVC double glazed window to rear aspect.

Rear Garden Approximately 40ft

Paved patio area leading to lawn section, fence enclosed, outside tap, gated side access.

Detached double garage

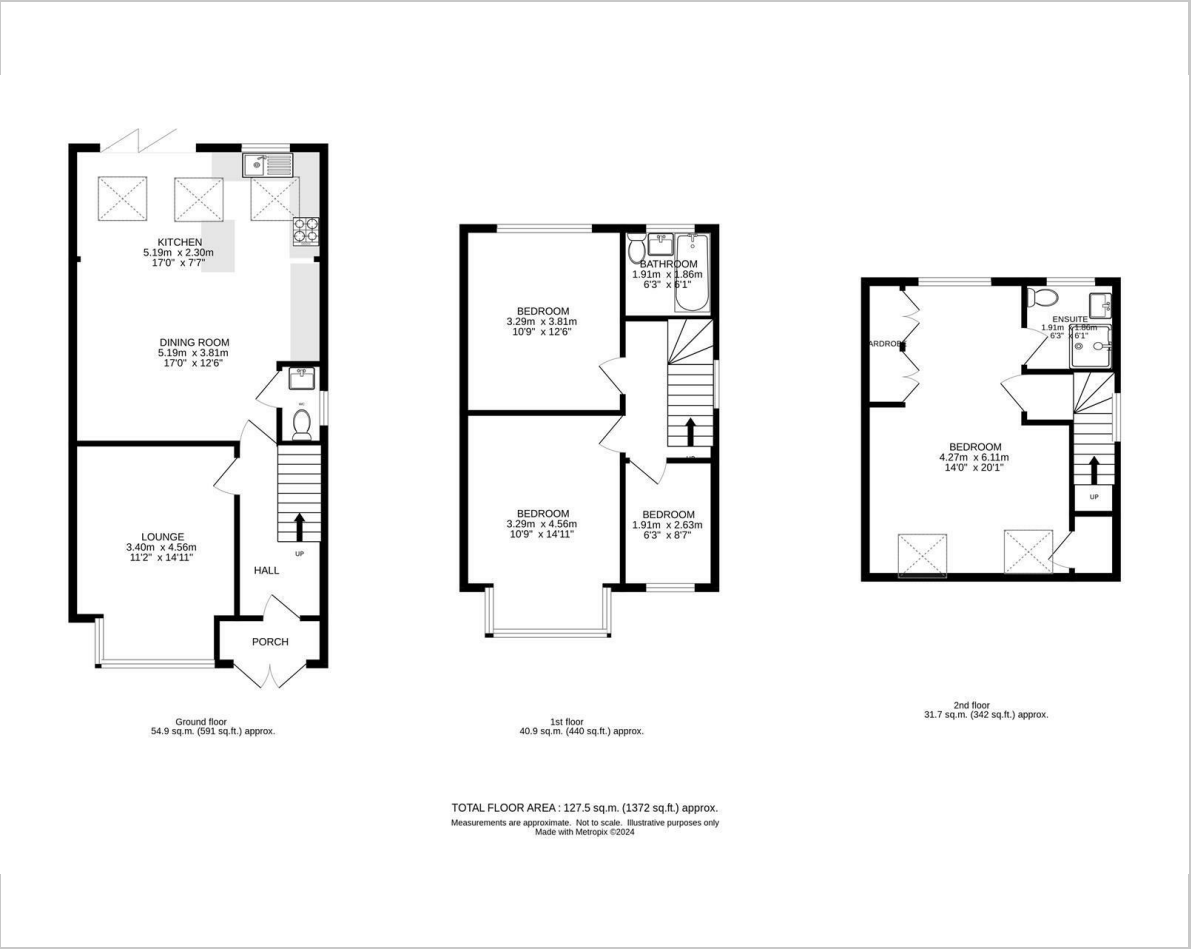
Roller shutters doors at front & rear, power & light.

Front

Driveway, providing off street parking for two cars.



Floor Plan

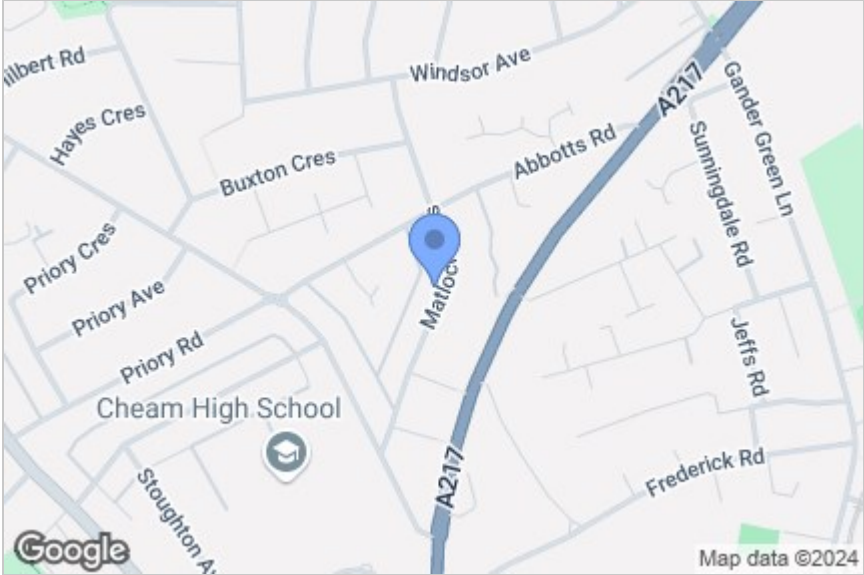


Viewing

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.

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Area Map



Energy Efficiency Graph

