



94 Cornwall Road, Cheam, Sutton, SM2 6DS

Guide price £1,195,000



**WH WATSON HOMES**  
Estate Agents

## 94 Cornwall Road, Cheam Sutton, SM2 6DS

Watson Homes Cheam are delighted to offer this superb and rarely available four double bedroom detached Burton built family home combining classic elegance and modern refinements, with a wealth of original character features, two spacious reception rooms, a garage, swimming pool, pretty rear garden and ample street parking.

The property is located one of Cheam's most distinguished neighborhoods, within close proximity to Cheam Village with a wide variety of shops, restaurants and cafes easily accessible. Both Cheam and Belmont mainline train station are nearby providing transport links into Central London. For those looking for good schools, The Avenue Primary, Cuddington Croft Primary, Nonsuch High School, Harris Academy, and Sutton Grammar are all within easy reach.

### Accommodation

Charming recessed covered entrance leading to reception hall with original wood block parquet flooring and door leading to garden.

Sitting room with triple aspect, original wood block parquet flooring, cornice, original leaded light patterned glass windows, quarry tiled window sills and feature brick fireplace with log burner.

Front aspect dining room with feature brick fireplace, quarry tiled window ledge, original leaded light bay window, cornice, and original wood block parquet flooring.

Modern fitted kitchen with double electric oven, gas hob with extractor hood, space for washing machine and dishwasher, 1.1/2 sinks, high and low level storage, space for fridge freezer, original leaded light windows and part tiled walls.

Covered passageway with storage cupboards and separate WC, plus access to garage with workroom.

First floor landing with large original patterned leaded light windows leads to four bedrooms and family bathroom, plus separate WC.

Bedroom 1 is front aspect with original leaded light bay window.

Bedroom 2 overlooks the rear garden and has original leaded light windows and a quarry tiled window ledge.

Bedrooms 3 & 4 are both have fitted wardrobes, original leaded light windows and quarry tiled window ledges, with bedroom 4 having garden views.

The family bathroom offers a modern white suite incorporating panelled bath with shower, wall mounted wash hand basin, heated towel rail, and Travertine tiled floor and part tiled walls.

There is a separate WC with low level suite, Travertine tiled floor and part tiled walls.

To the front of the property a large driveway offers parking for several vehicles, with pedestrian access into the covered passageway, and garage.

A truly wonderful mature secluded rear garden is mainly laid to lawn with beds to the perimeter offering a variety of shrubs and trees. The property benefits from a terrace which spans across the

rear of the house and paths which lead to an elevated terrace surrounded by flower beds.

There is also an attractive timber built pool house with heated swimming pool incorporating swim-jet and dehumidifier, shower room with WC and pump room.

The living room and 3 bedrooms all have air-conditioning units which are dual function with heat and cold air.

### GROUND FLOOR

ENTRANCE HALL - 19' 4" x 7' 5"

SITTING ROOM - 18' x 12'

DINING ROOM - 15' x 12' 4"

KITCHEN - 13' 9" x 10' 5"

COVERED PASSAGEWAY - 24' 3" x 4' 4"

DOWNSTAIRS WC

### FIRST FLOOR

LANDING

BEDROOM 1 - 15' x 12' 5"

BEDROOM 2 - 10' 10" x 10' 10"

BEDROOM 3 - 10' x 9'

BEDROOM 4 - 10' x 8' 5"

BATHROOM - 7' 3" x 6'

SEPARATE WC - 5' 6" x 2' 8"

### OUTSIDE

FRONT GARDEN WITH DRIVEWAY

GARAGE - 18' 9" x 9'

REAR GARDEN - 70' x 60'

SWIMMING POOL HOUSE - 29' x 11'

The house has planning approved for a single rear extension, double side extension and loft conversion

\*Drawings available on request\*

HYPERLINK "<https://www.planningportal.co.uk/applications/building-control-applications/building-control/how-to-get-approval>









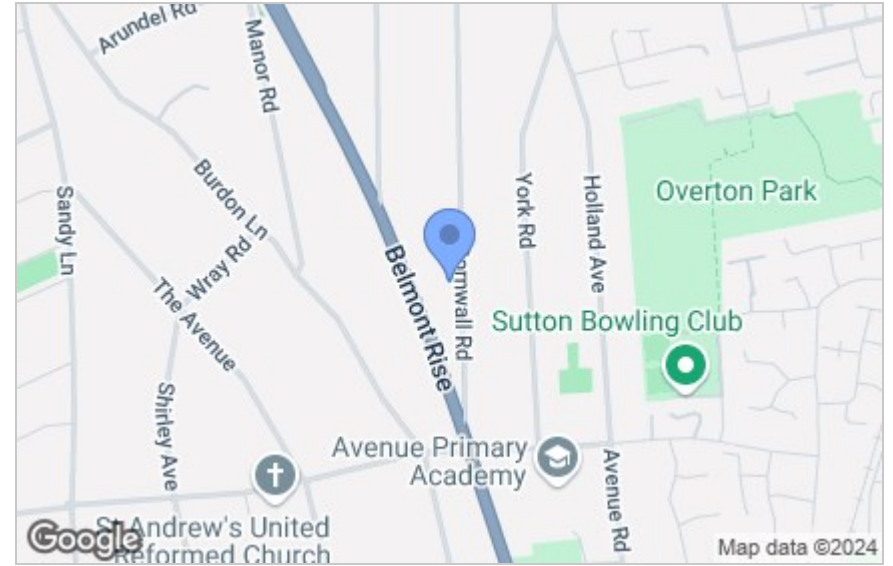
## Floor Plan



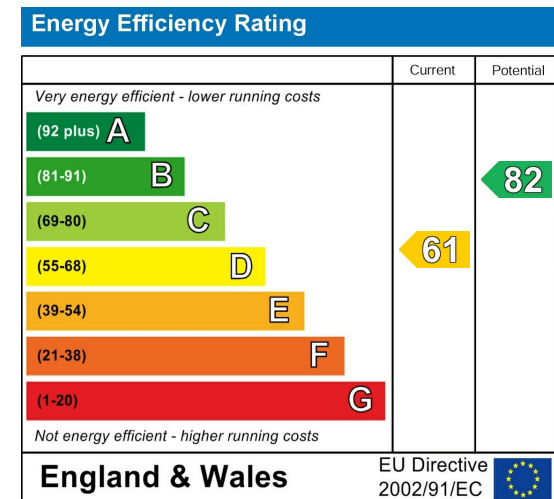
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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