



50 Quarry Park Road, Cheam, Sutton, SM1 2DR

Asking price £925,000



WH WATSON HOMES
Estate Agents

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VENDOR SUITED !!

Watson Homes Cheam are delighted to offer this stunning four bedroom, two bathroom semi detached family home backing directly onto Sears Park. The property offers a wealth of accommodation including a 24ft kitchen/diner, an office, a utility room, a pretty rear garden and ample off street parking.

One of the standout features of this property is its prime location. Quarry Park Road is within walking distance to both Cheam and Sutton mainline train stations, offering easy access to London and beyond. Additionally, the area is renowned for its excellent local schooling, making it an ideal choice for families with children.

Accommodation

Covered entrance

Obscure double glazed composite front door to..

Spacious entrance hall

Wall mounted alarm panel, picture rail, double panel radiator, obscure UPVC double glazed windows to front aspect, Karndean flooring, large under stairs storage cupboards, wall mounted digital thermostat.

Lounge

UPVC double glazed leaded light bay window to front aspect, oak flooring, feature cast iron fireplace, picture rail, double panel radiator, coved ceiling.

Open plan kitchen/diner/family room

Kitchen area

Range fitted wooden wall units with matching cupboards and drawers below, Quartz worktops, space for large gas range cooker with extractor hood above, island with breakfast bar, inlaid 1 & 1/2 bowl stainless still sink and chrome mixer tap, integrated fridge, integrated dishwasher, Karndean flooring, space for American style fridge/ freezer.

Family room/dining area

Double glazed bifold doors to rear aspect, two Velux windows, covered radiator and modern radiator, feature cast iron fireplace, Karndean flooring.

Utility room

Wall mounted "Worcester" boiler, UPVC double glazed window and door to rear aspect, granite effect roll top work surfaces with stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, single panel radiator, tiled flooring.

Study

UPVC double glazed leaded light bay window to front aspect, single panel radiator, oak flooring.

Downstairs shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level flush WC, heated chrome towel rail, tiled flooring, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing

Cupboard housing hot water tank, picture rail, loft access with glazed hatch.

Bedroom one

UPVC double glazed leaded light bay window to front aspect, double panel radiator, fitted wardrobes, oak flooring, picture rail.

Bedroom two

UPVC double glazed leaded light window to rear aspect with pretty parkland views, oak flooring, double panel radiator, built-in wardrobes with sliding mirrored doors.

Bedroom three

UPVC double glazed leaded light windows to front and rear aspects, two double panel radiators, picture rail.

Bedroom four

UPVC double glazed leaded light window to front aspect, double panel radiator, oak flooring, picture rail.

Bathroom

Four piece suite comprising clawfoot roll top bathtub with Victorian style chrome mixer tap and hand attachment, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled flooring, part tiled walls, obscure UPVC double glazed windows to rear aspect.

Rear garden – approximately 50ft

Sandstone paved patio area leading to lawn section with shrubs and flowerbeds bordering, wooden garden shed and summer house, fence enclosed, gated rear access directly onto Sears park, outside tap, side access.

Front

Paved driveway providing off street parking with lawn area at side.

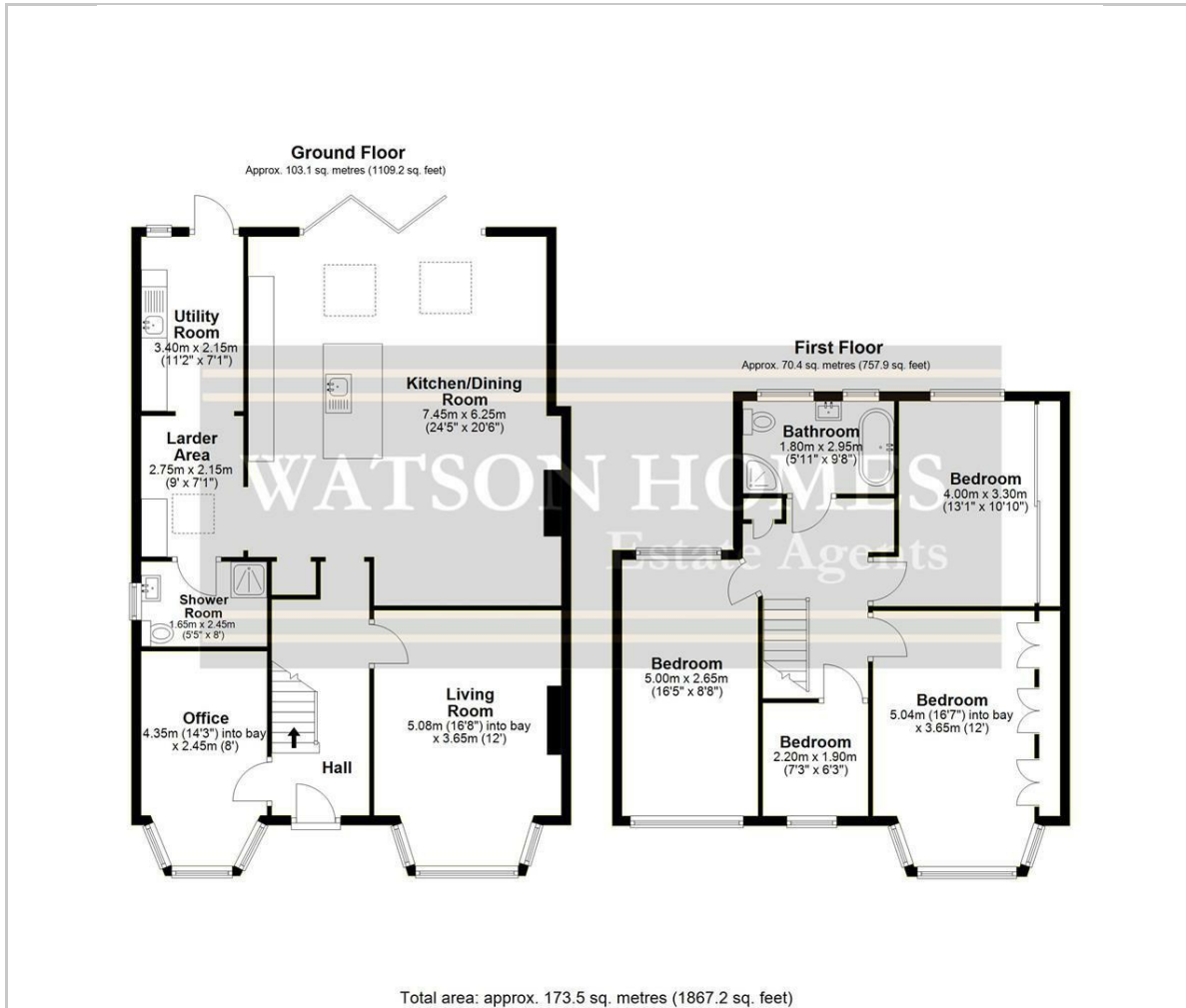








Floor Plan

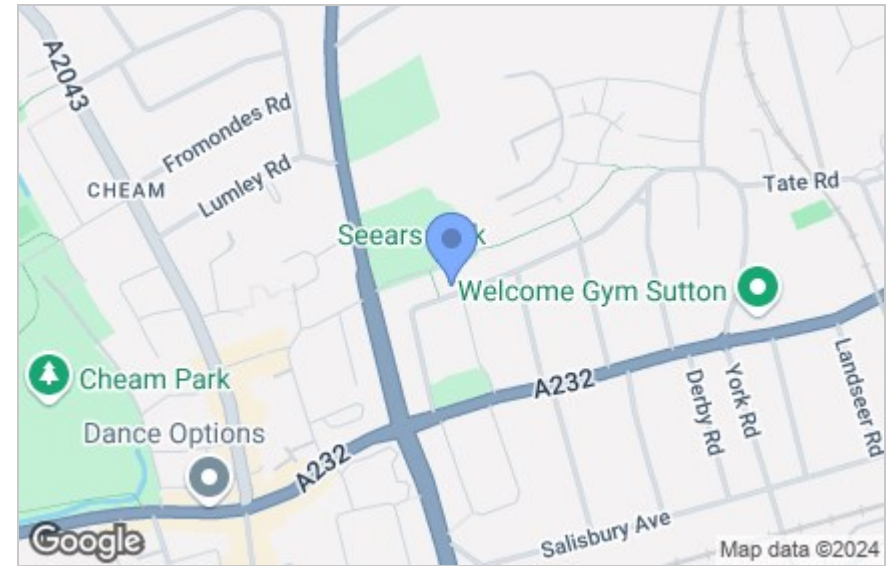


Viewing

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

