



23 Tilehurst Road, Cheam, Sutton, SM3 8PD

Offers over £650,000



WH WATSON HOMES
Estate Agents

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Watson Homes Cheam are delighted to offer this STUNNING extended family home offering spacious open plan living, a games room with lower level storage, a downstairs WC and a pretty 180ft rear garden.

The property is located in a popular residential road close to Cheam Village, with its range of shops, cafes, restaurants and Waitrose. Nonsuch and Cheam parks are nearby as is a range of high performing schools, both state and private. Nearest stations are Cheam and West Sutton, giving frequent services into London.

Accommodation

UPVC double glazed entrance porch with feature stained glass window at side.
Part glazed wooden front door to..

Spacious entrance hall
Feature stained glass window to front aspect, single panel radiator, under stairs storage cupboard, picture rail, wood effect vinyl flooring, wall mounted “hive” heating control.

Lounge
UPVC double glazed window to front aspect, double panel radiator, stripped floorboards, picture rail, open fireplace.

Open plan kitchen/diner/family room
Range of fitted gloss wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and chrome mixer tap, island with breakfast bar and pop up USB sockets, space for cooker with extractor fan above, space for tall standing fridge/freezer, space and plumbing for dishwasher, wood effect vinyl flooring, UPVC double glazed windows and double doors to rear aspect, three double panelled radiators, three Velux windows to rear aspect.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, vinyl flooring, part tiled walls, two obscure windows to side, space and plumbing for washing machine/tumble dryer, fitted storage cupboard.

Stairs to 1st floor landing
Feature stained glass window to side aspect, picture rail, loft access with pulldown ladder.

Bedroom one
UPVC double glazed window to rear aspect, feature cast iron fireplace, single panel radiator, picture rail.

Bedroom two
UPVC double glazed bay window to front aspect, double panel radiator.

Bedroom three
UPVC double glazed bay window to front aspect, single panel radiator, picture rail, fitted wardrobes.

Bathroom
Spacious three piece suite comprising panel enclosed bath with thermostatic “Aqualisa” shower and chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, tiled effect flooring, tiled walls, heated chrome towel rail, obscure UPVC double glazed window to rear aspect, extractor fan, linen cupboard.

Rear garden - approximately 180ft
Wooden steps leading to paved patio area, mainly laid to lawn with mature shrubs and hedges bordering, further decking area, summer house and garden shed, fence and brick wall enclosed, outside power and water supply, gated side access.

Lower level Games room
Hardstanding floor, power and light, double panelled radiator, access to further cellar space housing combination boiler.

Front
Gravelled driveway with EV charger point.

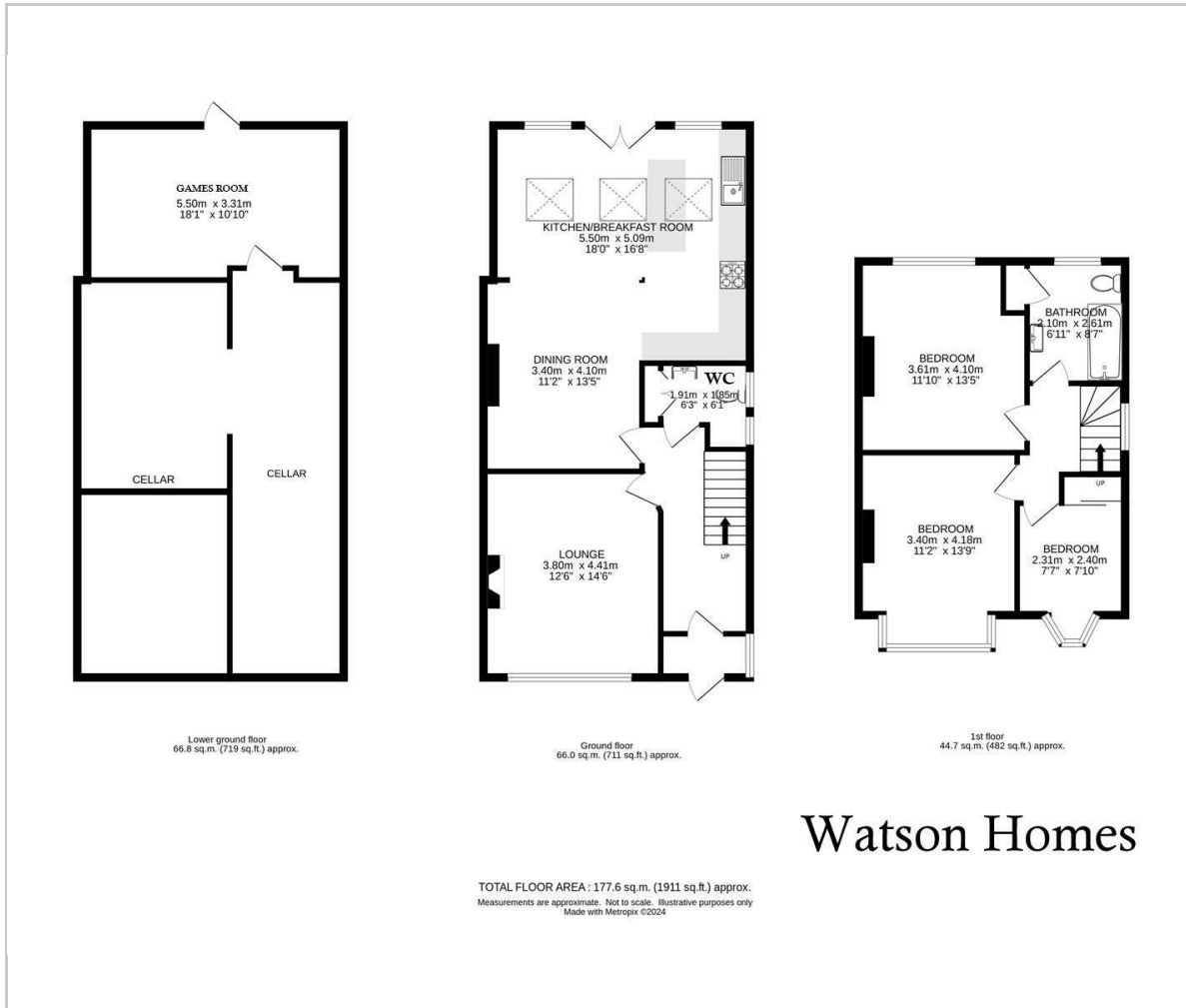




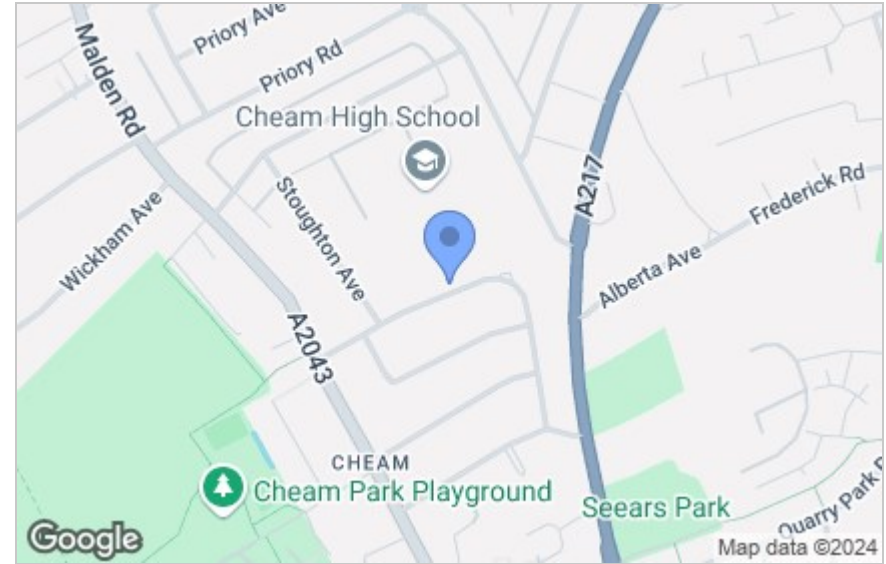




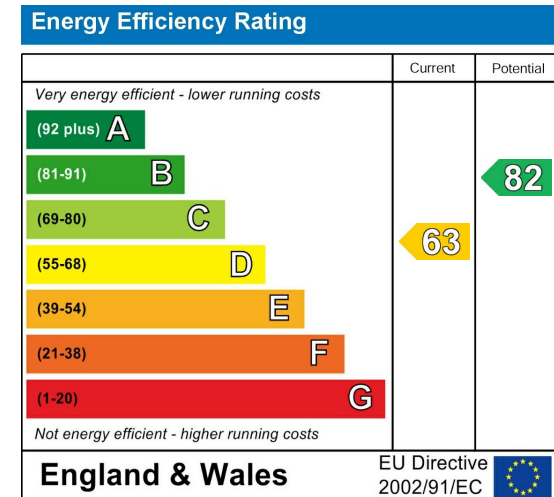
Floor Plan



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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