



68 Church Hill Road, Cheam, Sutton, SM3 8LJ

Offers over £600,000



**WH WATSON HOMES**  
Estate Agents

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SIMPLY STUNNING!!! Watson Homes Cheam are delighted to offer this immaculately presented three bedroom family home. The property benefits from a modern open plan 17ft kitchen/diner, a downstairs WC, a luxury bathroom suite, a pretty rear garden and ample off street parking.

Located on a highly sought-after road, offering an ideal setting for accessing many of the local prestigious schools and open parks. Situated within walking distance to Cheam Village, this property presents a perfect blend of convenience and comfort for a growing family.

Accommodation

Covered entrance  
Obscure glazed composite front door to..

Spacious entrance hall  
Wood flooring, modern radiator, under stairs storage cupboard,, wall mounted “hive” heating control.

Lounge  
UPVC double glazed bay window to front aspect, wood flooring, modern radiator.

Plan kitchen/diner  
Range of fitted gloss wall unit with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, inlaid induction hob with extractor fan above and oven/grill below, integrated fridge/freezer, integrated dishwasher and washing machine, space and plumbing for tumble dryer, wood flooring, breakfast bar area, modern radiator, UPVC double glazed window and patio doors to rear.

Downstairs WC  
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, wood flooring.

Stairs to 1st floor landing  
Loft access

Bedroom one  
UPVC double glazed bay window to front aspect, modern radiator, fitted wardrobes.

Bedroom two  
UPVC double glazed window to rear aspect, modern radiator

Bedroom three  
UPVC double glazed window to front modern radiator.

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

Rear garden approximately 70ft  
Large paved patio area with footpath leading to further seating section, artificial lawn, decorative flower beds, garden shed, outside tap, fence enclosed, gated rear access.

Front  
Hardstanding providing off street parking for two vehicles with brickwall border.

DISCLAIMER  
Please note that the seller of this property is associated with a member of staff at Watson Homes. This disclosure is made in accordance with legal requirements to ensure transparency.

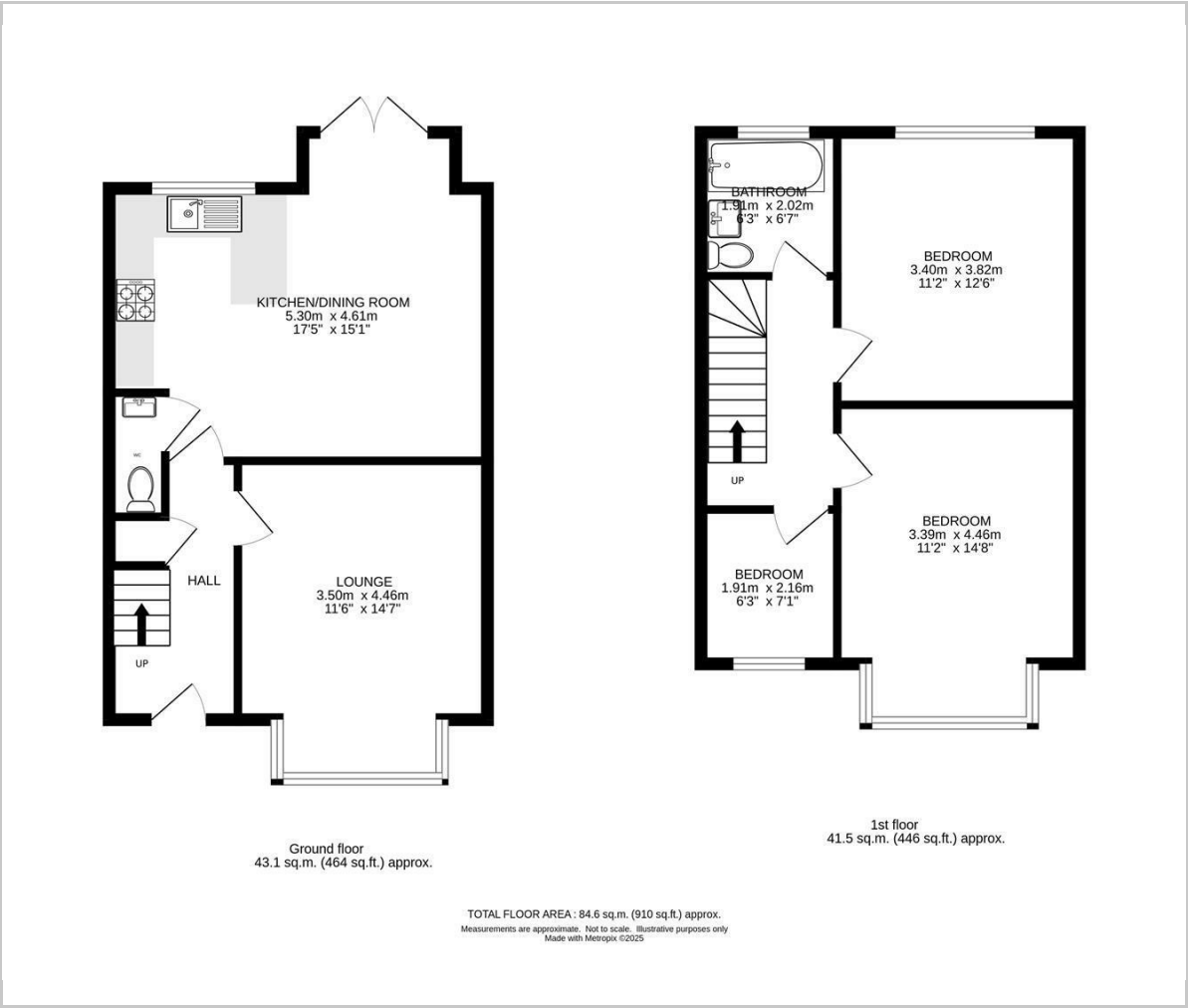








Floor Plan

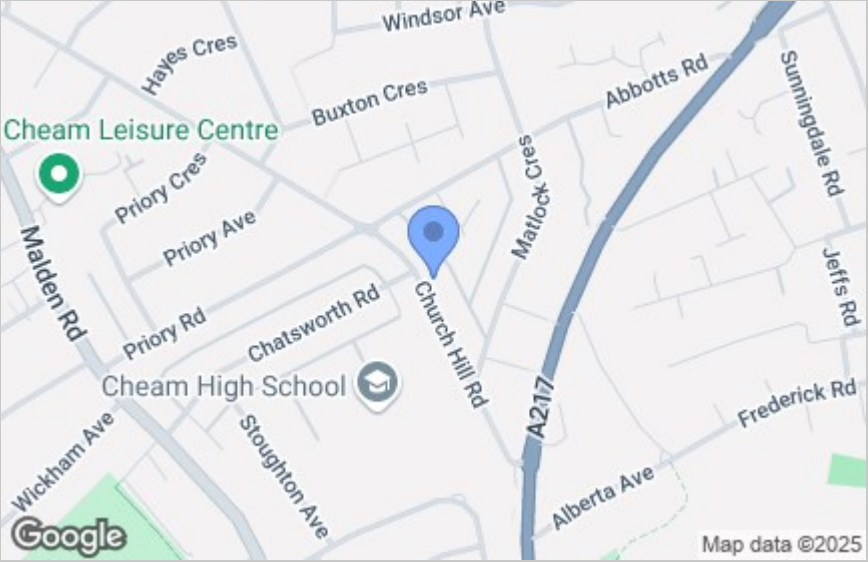


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

