



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

£585,000



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.

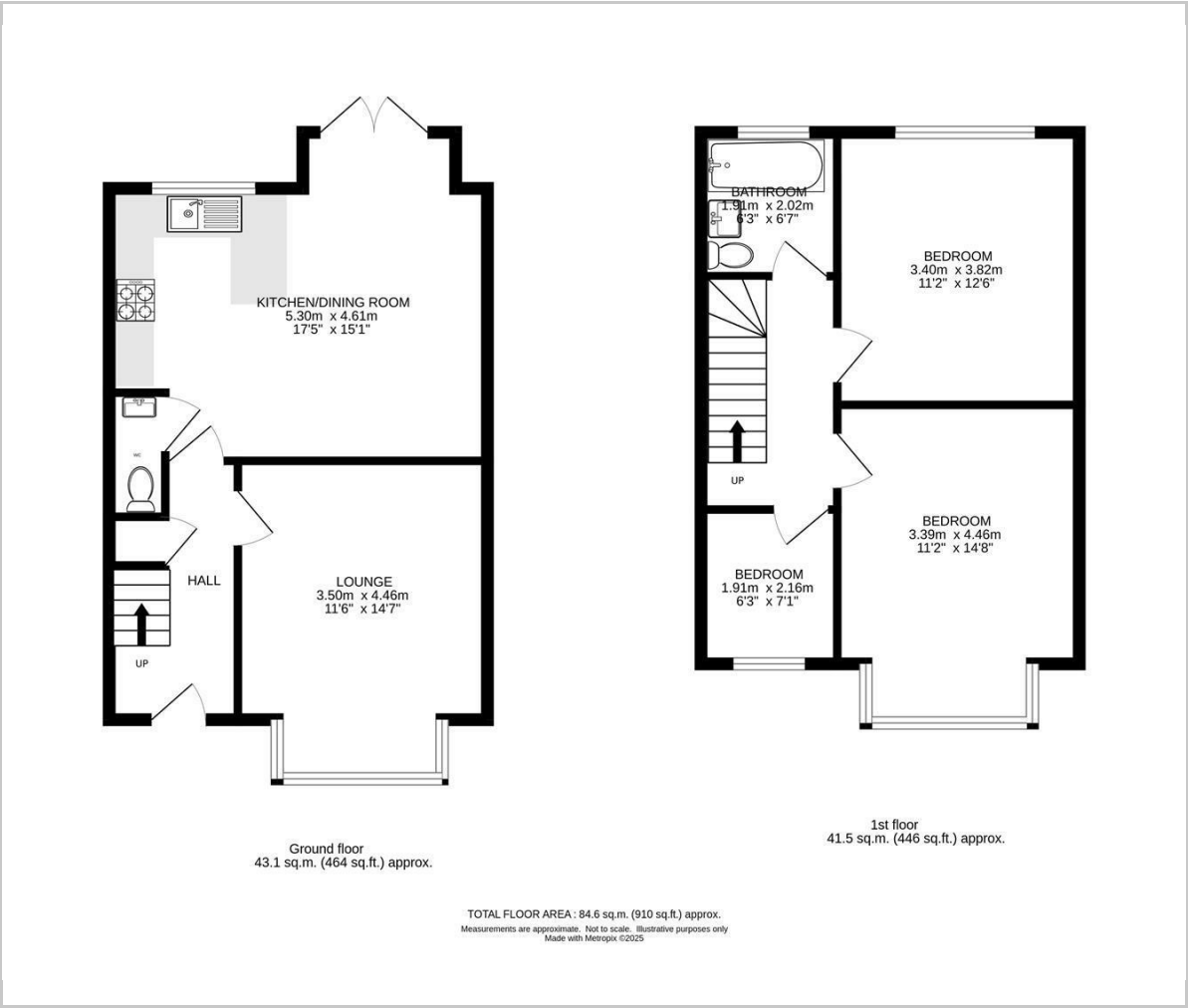








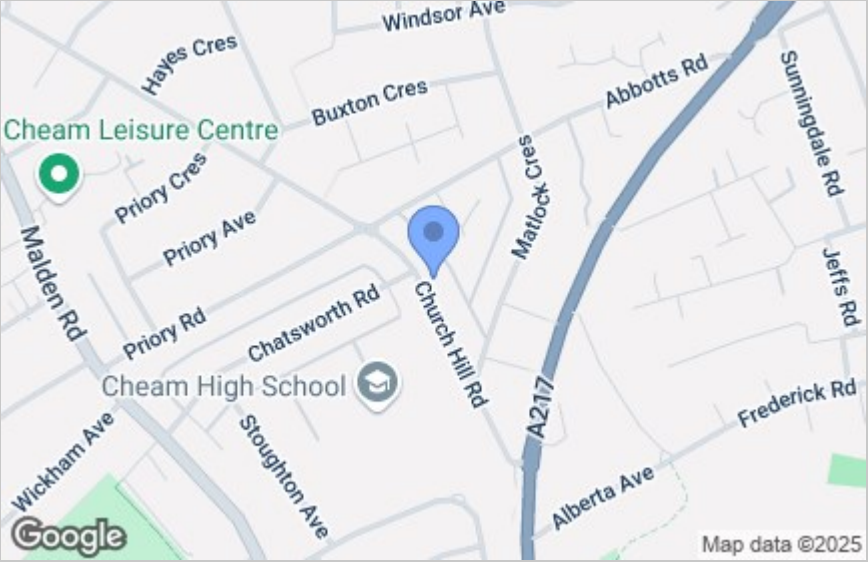
Floor Plan



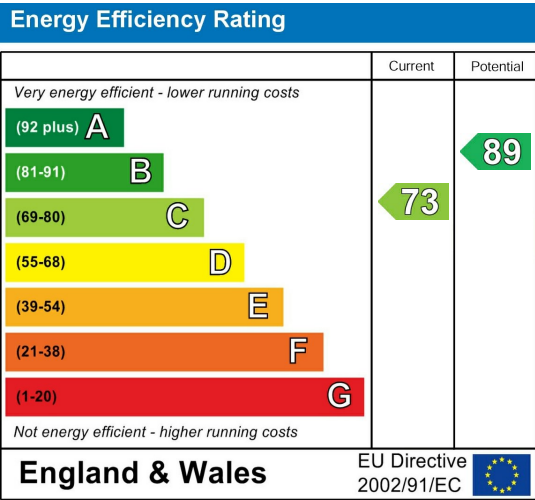
Viewing

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.

Area Map



Energy Efficiency Graph



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