



27 Palmer Avenue, Cheam, SM3 8EF

Guide price £1,100,000



WH WATSON HOMES
Estate Agents

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Watson Homes Cheam are delighted to offer this stunning and unique three double bedroom family home which has been recently extended and beautifully refurbished to a high specification. The current owners have stylishly created spacious accommodation throughout with luxurious additions including Calacatta marble worktops, handmade built in storage, a media wall, underfloor heating and a Sonos inbuilt speaker system. One of the highlights of the property is a superb open plan living, kitchen and dining space which provides the perfect place to relax and entertain family and friends. The ground floor also features a utility room and WC for added convenience, a spacious hallway, a family/play room and a separate living room with a lovely marble gas fireplace providing a nice focal point in the room. Upstairs you will find three bedrooms all with fitted storage, and two luxury bathrooms including an impressive en-suite with freestanding bath tub and walk in shower.

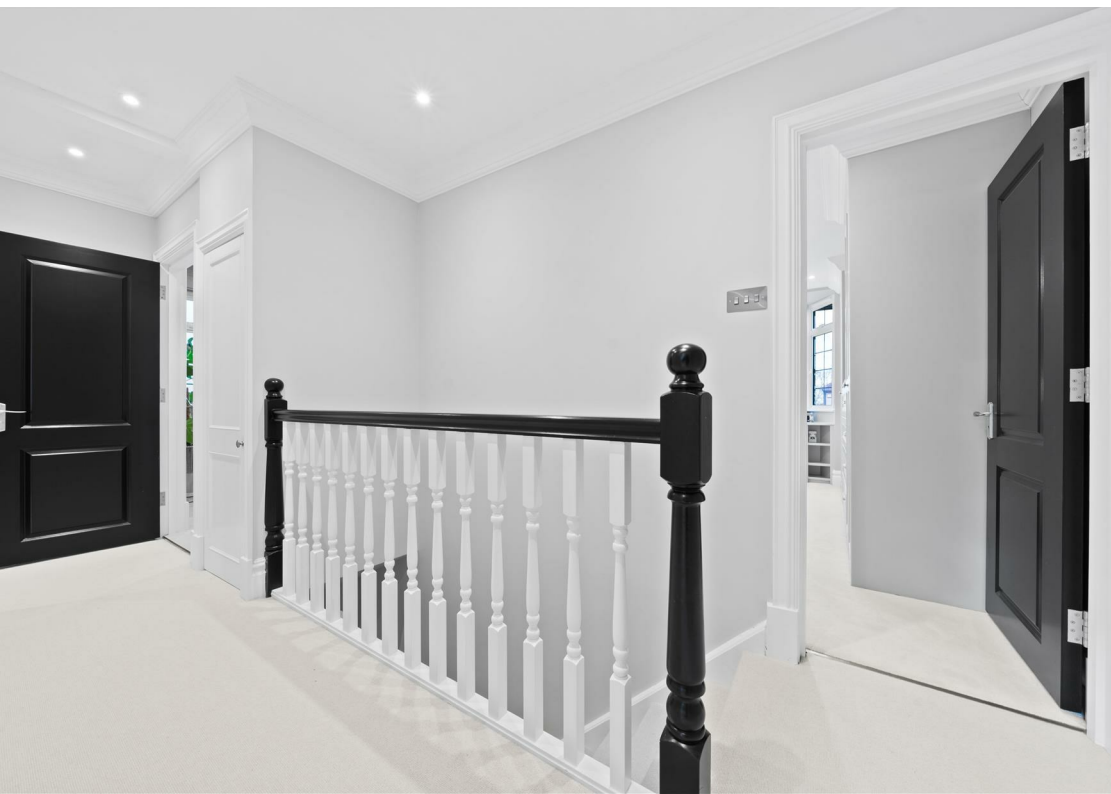
Outside there is parking for three cars on the drive, a full sized garage and a landscaped rear garden with two patio areas and a fabulous detached garden room with fully equipped bar area, Wifi and bi folding doors .

Palmer Avenue is perfectly located for all the amenities of North Cheam. and is also just a short stroll from the picturesque Cheam Village, The property has an ideal setting for family living, surrounded by many green spaces, including the beautiful Nonsuch Park. Excellent transport links provide easy access to the

<p>Accommodation</p> <p>Handmade part glazed front door leading into</p> <p>Spacious Entrance Hall</p> <p>Bespoke fitted wardrobes and built in wine display unit, feature panelled walls, tiled flooring with underfloor heating.</p> <p>Living Room</p> <p>Marble gas fireplace, bespoke built in shelving and storage units, designer traditional column style radiator, fitted carpet, double glazed leaded light window to front aspect, 'Sonos' speaker system.</p> <p>Downstairs WC</p> <p>Enclosed WC with push button control, luxury vanity wash handbasin with 'Burlington' chrome mixer tap and storage below, feature panelled walls, skylight, tiled flooring with underfloor heating, extractor fan.</p> <p>Family Room</p> <p>Bespoke built in shelving and storage cupboards, tiled flooring with underfloor heating.</p> <p>Open plan Kitchen/Diner and Lounge</p> <p>Lounge Area</p> <p>Media wall with inset electric fire, bespoke built in shelving and storage cupboards, skylight, tiled flooring with underfloor heating, Sonos speaker system, 6m Cotizo vision triple sliding doors opening out to garden.</p> <p>Kitchen/Diner</p> <p>Bespoke solid integrated kitchen with Callacatta marble worktops, inset double bowl 'Franke' sink with chrome mixer tap, integrated AEG double steam oven, microwave oven, AEG induction hob with extractor fan above, Hotpoint wine cooler, integrated fridge, freezer and dishwasher, breakfast bar and built in seating area with storage underneath, skylight, tiled flooring with underfloor heating, Sonos speaker system, double glazed window to rear aspect.</p> <p>Utility Room</p> <p>Bespoke fitted solid wall units with Callacatta marble worksurface, inset butler sink with chrome mixer tap, space and plumbing for washing machine and tumble dryer, skylight., tiled flooring with underfloor heating, extractor fan..</p> <p>Stairs to 1st floor landing, built in cupboard, loft access, Nest smart heating control. .</p> <p>Bedroom One</p> <p>Bespoke fitted wardrobes, drawers and dressing table with marble top, designer traditional style column radiator, double glazed leaded light bay window to front aspect, luxury fitted carpet, Sonos speaker system, door into</p> <p>Ensuite Bathroom</p> <p>Luxury suite comprising of walk-in shower cubicle, thermostatic shower with rain showerhead and hand shower attachment, vanity wash handbasin with chrome mixer tap and built-in storage below, freestanding bath tub with chrome mixer tap and hand shower attachment, enclosed WC, heated chrome towel rail, part tiled walls, tiled</p>	<p>flooring with underfloor heating, extractor fan, double glazed obscure window to side aspect.</p> <p>Bedroom Two</p> <p>Bespoke fitted wardrobe with mirrored doors, designer traditional style column radiator, luxury fitted carpet, double glazed window to rear aspect</p> <p>Bedroom Three</p> <p>Bespoke fitted wardrobe with mirrored doors, designer traditional style column radiator, luxury fitted carpet, double glazed window to rear aspect</p> <p>Family Bathroom</p> <p>Luxury bathroom suite comprising of walk-in shower, thermostatic shower with hand shower attachment, bath tub with wall mounted thermostatic controls and hand shower attachment, WC, vanity wash handbasin with modern Matte black mixer tap and storage drawers below, tiled walls, tiled flooring with underfloor heating, modern Matte black heated towel rail, double glazed window to side aspect, extractor fan.</p> <p>Outside</p> <p>Rear Garden</p> <p>Landscaped garden with Astroturf lawn, borders with shrubs and flowers, two porcelain tiled patio areas, playground area, outdoor lighting, outside tap, detached brick built garden room/bar with separate storage room.</p> <p>Boiler in garage</p> <p>Detached Garden Room/ Bar</p> <p>Featuring range of fitted units with marble worktop, integrated wine cooler and drinks fridge, inset stainless steel sink with chrome mixer tap, tiled flooring, hardwired internet, Sonos speaker system, double glazed bifolding doors. opening out to rear patio area</p> <p>To the front</p> <p>Resin driveway with off street parking for three cars, borders with shrubs and flowers and feature lighting, garage access</p> <p>Garage</p> <p>With electric door, Worcester Bosch 4000 30kw boiler with 250l unvented cylinder.</p> <p>4 point CCTV system</p>
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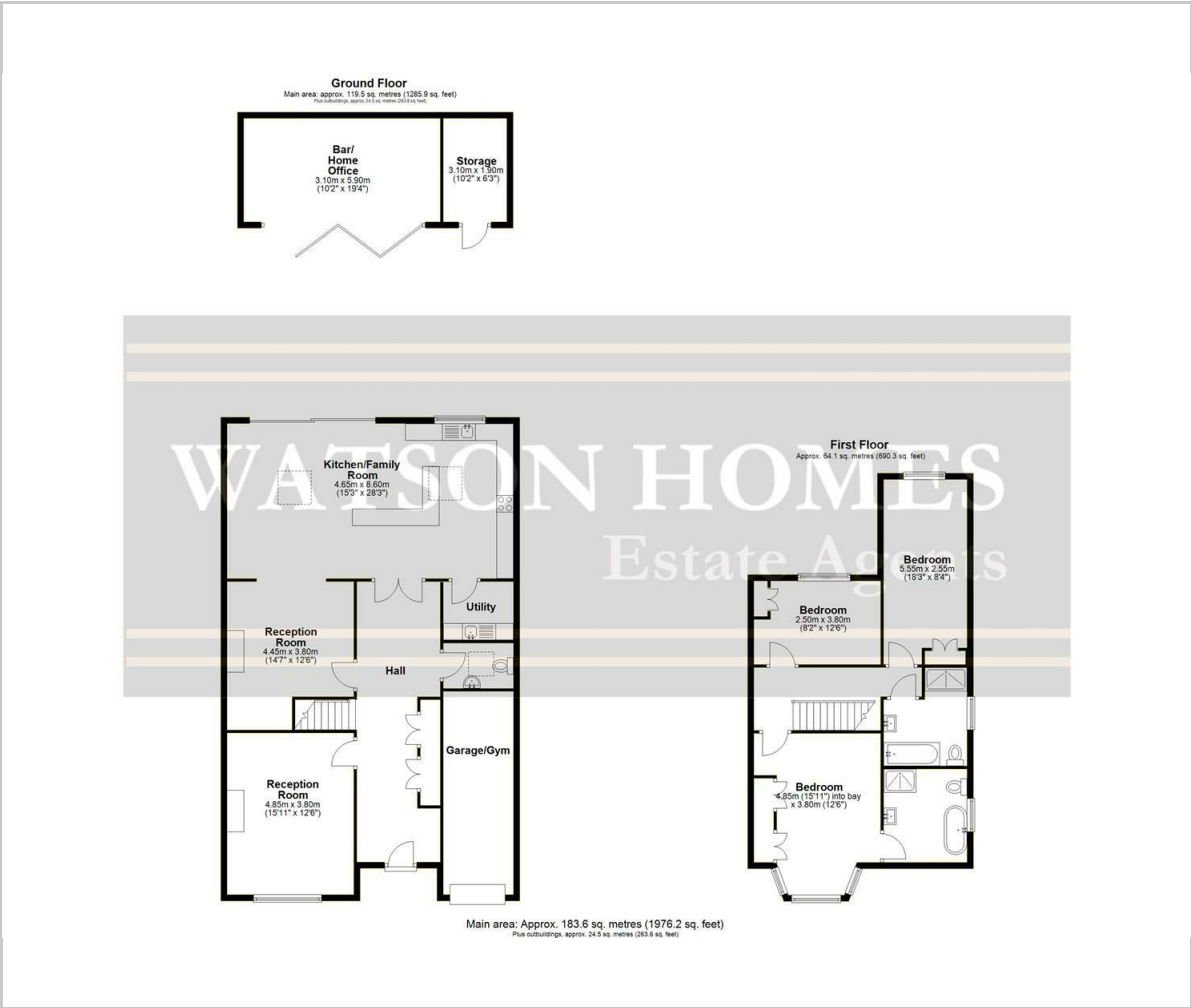








Floor Plan

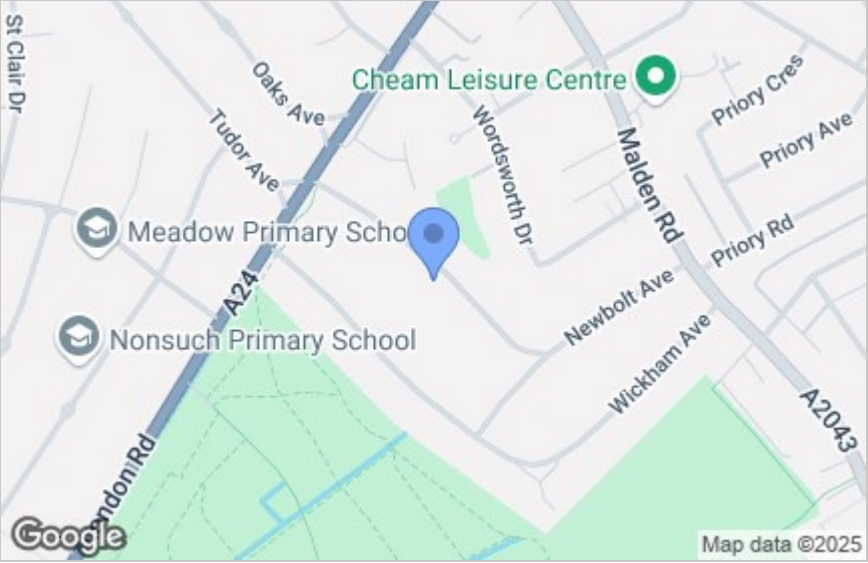


Viewing

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

