



103 Frederick Road, Cheam, Sutton, SM1 2HT

Guide price £575,000



WH WATSON HOMES
Estate Agents

103 Frederick Road, Cheam Sutton, SM1 2HT

Watson Homes Cheam are delighted to offer this charming three bedroom extended family home. The property benefits from a 22ft lounge, and open plan kitchen/diner/breakfast room, a pretty rear garden, a detached garage and ample off street parking.

Located just a short walk to Cheam Village, as well being to close to an abundance of shops, transport links and sought after school. For the commuters West Sutton station is only a five minute walk away with direct access to London Blackfriars and Wimbledon.

Accommodation

Sheltered entrance
Quarry tiled step, obscure UPVC double glazed front door to..

Entrance hall
Single panel radiator, under stairs storage cupboards, picture rail, wall mounted thermostat.

Through lounge
Double glazed leaded light window to front aspect, double panel radiator, fitted shelving and storage cupboards, picture rail, double wooden doors to..

Dining/Breakfast area
UPVC double glazed windows and doors to rear aspect, tiled effect flooring, double panel radiator.

Kitchen
Range fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid ceramic sink and chrome mixer tap with hose attachment, integrated dishwasher, space for fridge and freezer, space and plumbing for washing machine, space for cooker with extractor fan above, tiled effect flooring, tiled splash back, UPVC double glazed window and door to rear aspect.

Stairs to 1st floor landing
Double glazed leaded light window to side aspect, loft access with pull down ladder.

Bedroom one
Double glazed leaded light window to front aspect, single panel radiator, fitted wardrobes with drawers and shelving.

Bedroom two
Double glazed leaded light window to rear aspect, single panel radiator, fitted storage cupboard, picture rail.

Bedroom three
Double glazed leaded light window to front aspect, wood laminate flooring, picture rail, fitted storage cupboard, single panel radiator.

Bathroom
Three-piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and hand attachment, thermostatic power shower and sliding screen, wash hand basin with chrome taps and storage cupboards below, low-level flush WC, heated chrome towel rail, tiled walls, obscure UPVC double glazed leaded light window to rear aspect.

Rear garden (South facing)
Approximately 80ft
Block paved patio area leading to lawn section with mature shrubs and flower beds bordering, two garden sheds, gated side access, fence enclosed, outside tap.

Detached garage at side
Up/Over door at front with power, lighting and water supply and double wooden gates at front with sheltered workshop area.

Front
Paved and hardstanding driveway providing off street parking.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

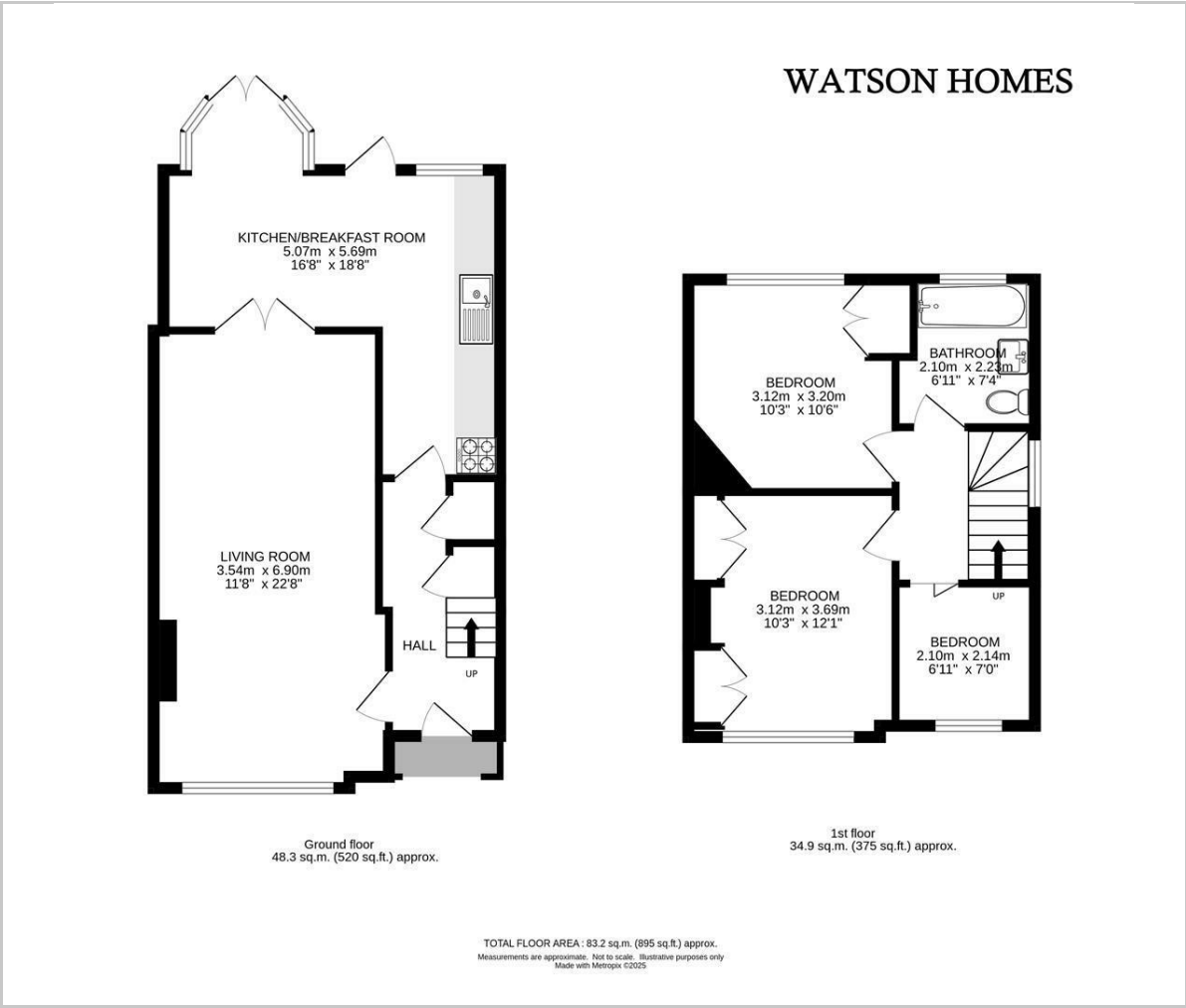








Floor Plan

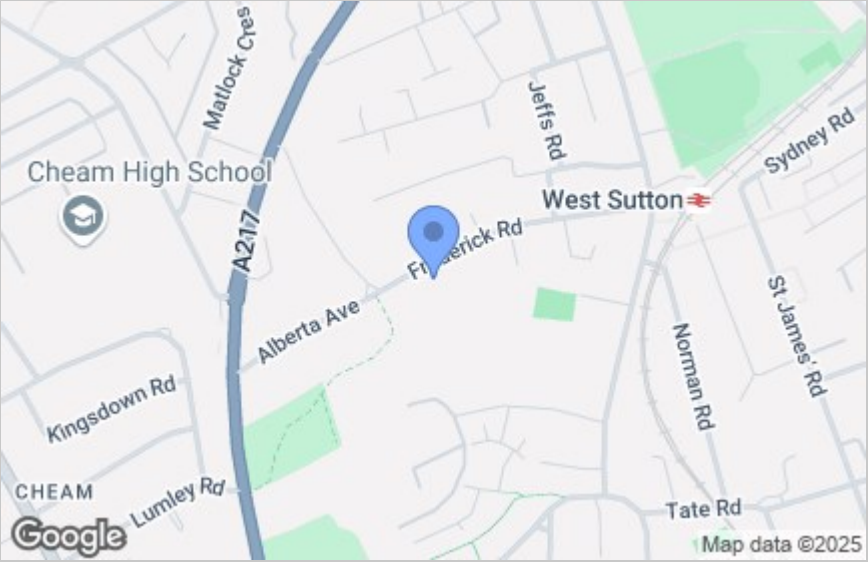


Viewing

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

