



24 Tilehurst Road, Cheam, Sutton, SM3 8PB



Guide price £595,000

WH WATSON HOMES
Estate Agents

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Nestled in the charming and friendly neighbourhood of Tilehurst Road, Cheam, Sutton, this immaculate semi-detached house, built between 1930 and 1939, presents an exceptional opportunity for families seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property is perfect for those looking to settle in a peaceful environment while still being close to local amenities.

The house boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed to create a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings in.

One of the standout features of this property is its parking capability, accommodating up to two vehicles, along with a private garage for added security and storage. This is a rare find in such a desirable area, making it perfect for families who appreciate the convenience of off-street parking.

Situated within the catchment area of a number of outstanding schools, this home is particularly appealing for families prioritising education. The surrounding residential area enhances the idyllic setting, offering a serene lifestyle while remaining well-connected to local shops, parks, and transport links.

In summary, this semi-detached house on Tilehurst Road is a splendid choice for anyone seeking a blend of comfort, convenience, and community. With its immaculate condition and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful property your new home.

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Accommodation
Entrance porch
Quarry tiles flooring, UPVC double glazed door leading to...

Spacious entrance hall
Double panel radiator, under stairs storage cupboard housing gas & electrical meters.

Lounge
UPVC double glazed window to front aspect, stone feature open fireplace with matching hearth, coal effect with fire basket, double panel radiator,

Dining room
UPVC double glazed patio doors to rear aspect, double panel radiator, recessed open fireplace.

Kitchen
Work surfaces with modern high gloss drawers and cupboards below, with stainless steel sink with modern chrome mixer tap, space for gas cooker with gas point and cooker hood above, space for separate freestanding fridge and freezer, space and plumbing for a freestanding washing machine , metro tile splash back, tile effect vinyl flooring, UPVC double glazed windows and matching door to garden.





Stairs to 1st floor landing

Feature stained glass window to side aspect, loft access with pulldown ladder.

Bedroom one

UPVC double glazed window to rear aspect, double panel radiator, built in wardrobes.

Bedroom two

UPVC double glazed bay window to front aspect, double panel radiator, built in mirror sliding wardrobes.

Bedroom three

UPVC double glazed bay window to front aspect, single panel radiator, fitted wardrobes.

Bathroom

Spacious bathroom with a two piece suite comprising panel enclosed bath with shower with a brass mixer tap, pedestal wash hand basin with victorian brass taps , vinyl flooring, tiled walls, towel rail, UPVC double glazed window to rear aspect, linen cupboard.

Upstairs WC

Consisting of low-level push button flush WC, wash hand basin with single brass effect taps, one windows on rear wall.

Rear garden

Patio area with steps leading to lawn area, with mature shrubs and hedges bordering, green house and garden shed, fenced wall enclosed, gated side access.

Garage

Hardstanding floor, power and light.

Front

Fence to left side, brick patio

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

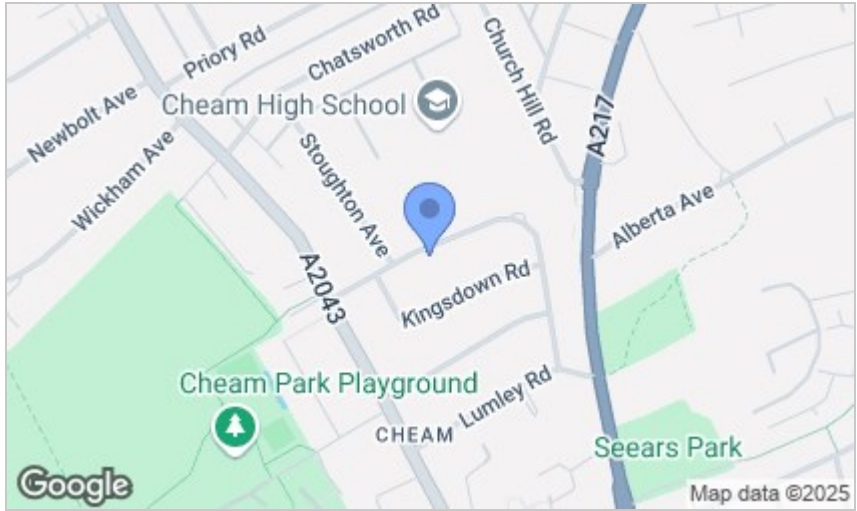


Viewing

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.

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Area Map



Energy Efficiency Graph

