



9 Derby Road, Cheam, Sutton, SM1 2BL

Offers over £1,250,000



**WH WATSON HOMES**  
Estate Agents

# 9 Derby Road, Cheam Sutton, SM1 2BL

Located at the heart of the highly regarded Landseer Conservation Area, this impressive five bedroom, two bathroom semi-detached character residence. The property offers a wealth of accommodation and period features and simply must be seen in order to be fully appreciated. Other features of particular note include off street parking, a downstairs shower room, an extended dining room, a utility area , and a lovely rear garden with a log cabin. This is a rare opportunity not to be missed, so call us today to reserve your viewing appointment.

Derby Road is a sought after tree lined road. Dating from the Edwardian era and forming part of the Landseer conservation area the architecture is solid, beautiful and exquisite. Located within a short walk from Cheam train station (links into Victoria and London Bridge) and West Sutton (Wimbledon and St Pancras) these with the addition of bus routes ensure the house is very well connected for any school children or commuters. Cheam Village is the local Highstreet with its quaint coffee shop appeal. Sutton is the more comprehensive centre with large department stores, banking and eateries. Local schools are of an exceptionally high standard and encompass state and private education, these include Homefield, St Dunstan's, Sutton High, Sutton Grammar, Nonsuch and The Avenue.

### Accommodation

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

Spacious entrance hall  
Obscure glazed window to front aspect, picture rail, dado rail, coved ceiling, double panel radiator, large under stairs storage cupboard, wall mounted digital thermostat.

Lounge  
Large bay with original windows to front aspect, feature cast iron fireplace, large fitted storage cupboard with TV space, feature stained leaded light window to side aspect, ceiling cornice and ceiling rose, fitted shelving, double panel radiator, picture rail.

Dining area  
Extended conservatory Bay with double glazed windows to side and rear aspects with double doors leading to garden, modern radiators, built-in storage cupboard, ceiling cornice, picture rail, wall lights, ceiling fan, double wooden doors to..

Kitchen  
Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid ceramic sink and chrome mixer tap, inlaid “AEG” induction hob with extractor fan above, space for American style fridge/freezer, integrated “AEG” oven/grill, integrated “Bosch” dishwasher, movable island/breakfast bar with granite worktop and power supply beneath, Amtico flooring, double panel radiator, bespoke double glazed window to rear aspect, coved ceiling, archway to..

Utility area  
Roll top worksurface with inlaid sink and chrome mixer tap, fitted wall units and large storage cupboards with space and plumbing for washing machine and tumble dryer, Amtico flooring, single panel radiator, Velux window at side, and stable door leading to rear garden.

Downstairs shower room  
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash handbasin with chrome mixer tap, low-level push button flush WC, cupboard housing “Worcester” boiler, heated chrome towel rail, tiled flooring, part tiled walls, original sash window to side aspect, extractor fan, coved ceiling.

Stairs to 1st floor landing  
Characterful staircase, coved ceiling and wall light.

Bedroom one  
Large bay with original windows to front aspect, double panel radiator, built-in wardrobes with corner cupboard housing hot water tank/airing space, picture rail, ceiling cornice and ceiling rose.

Bedroom two  
Original sash windows to rear aspect, double panel radiator, ceiling cornice, picture rail, built-in hanging wardrobe.

Bedroom three  
Original sash window to rear aspect, double panel radiator, ceiling cornice and ceiling rose, picture rail.

Bedroom four  
Original glazed window to front aspect, ceiling cornice, picture rail, single panel radiator.

Bathroom  
Luxury suite consisting of freestanding bath tub with chrome mixer tap and shower attachment, feature solid unit with wash hand basin and chrome mixer tap, low-level pushbutton flush WC, heated chrome towel rail, tiled flooring, dado rail and panel walls, original obscure glazed windows to side aspect.

Stairs to 2nd floor landing  
Bedroom five / studio  
Bright and airy room which offers flexible living space to suit individual needs, high ceilings with Velux window to rear aspect, feature glazed wall and further matching Velux windows to side and rear aspects with fitted blinds, built in wardrobe space and access to eaves storage, wood laminate flooring, double panelled radiator.

Rear Garden (South Westerly aspect)  
Approximately 90ft  
Decorative patio area and sandstone paved footpath with border leading to rear section, well stocked raised flowerbeds, fruit trees, and an abundance of plants, fence enclosed, outside tap, gated side access.

Detached cabin (Dunster construction)  
Insulated ceiling and floor, power supply and double glazed windows to side and front aspects with double doors at front.

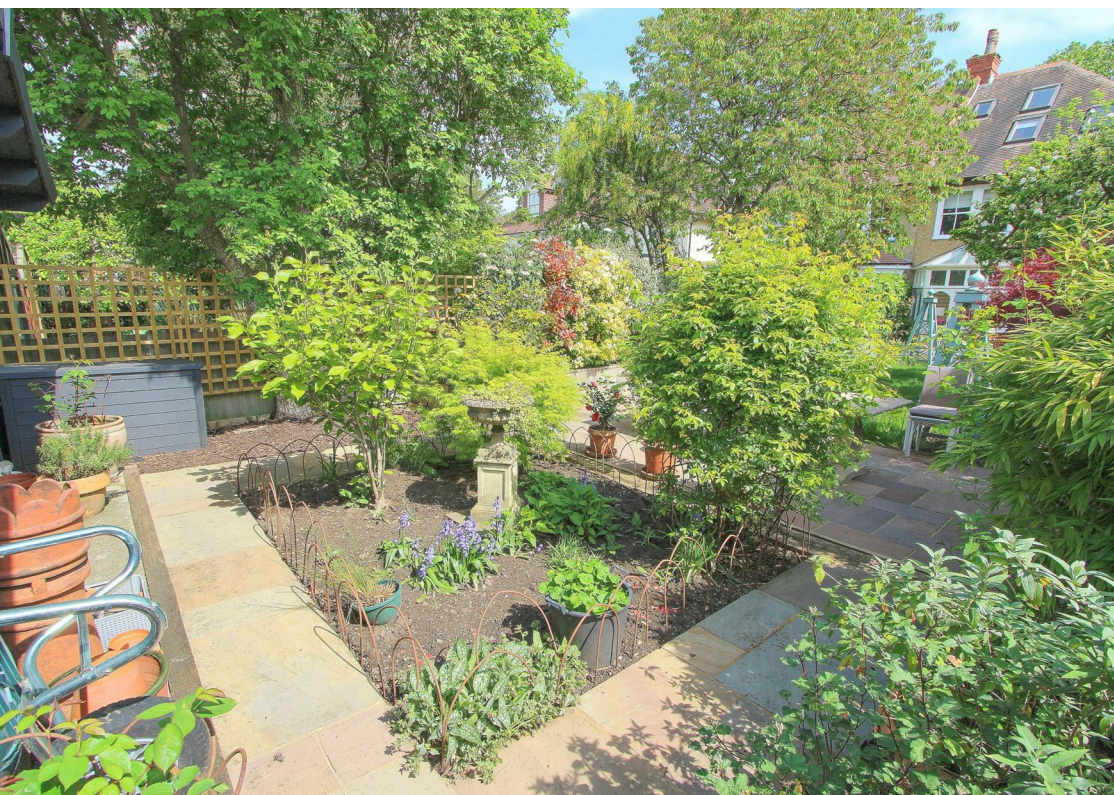
Front  
Driveway providing off street parking with pretty topiary hedge and decorative footpath, EV charger point.

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.

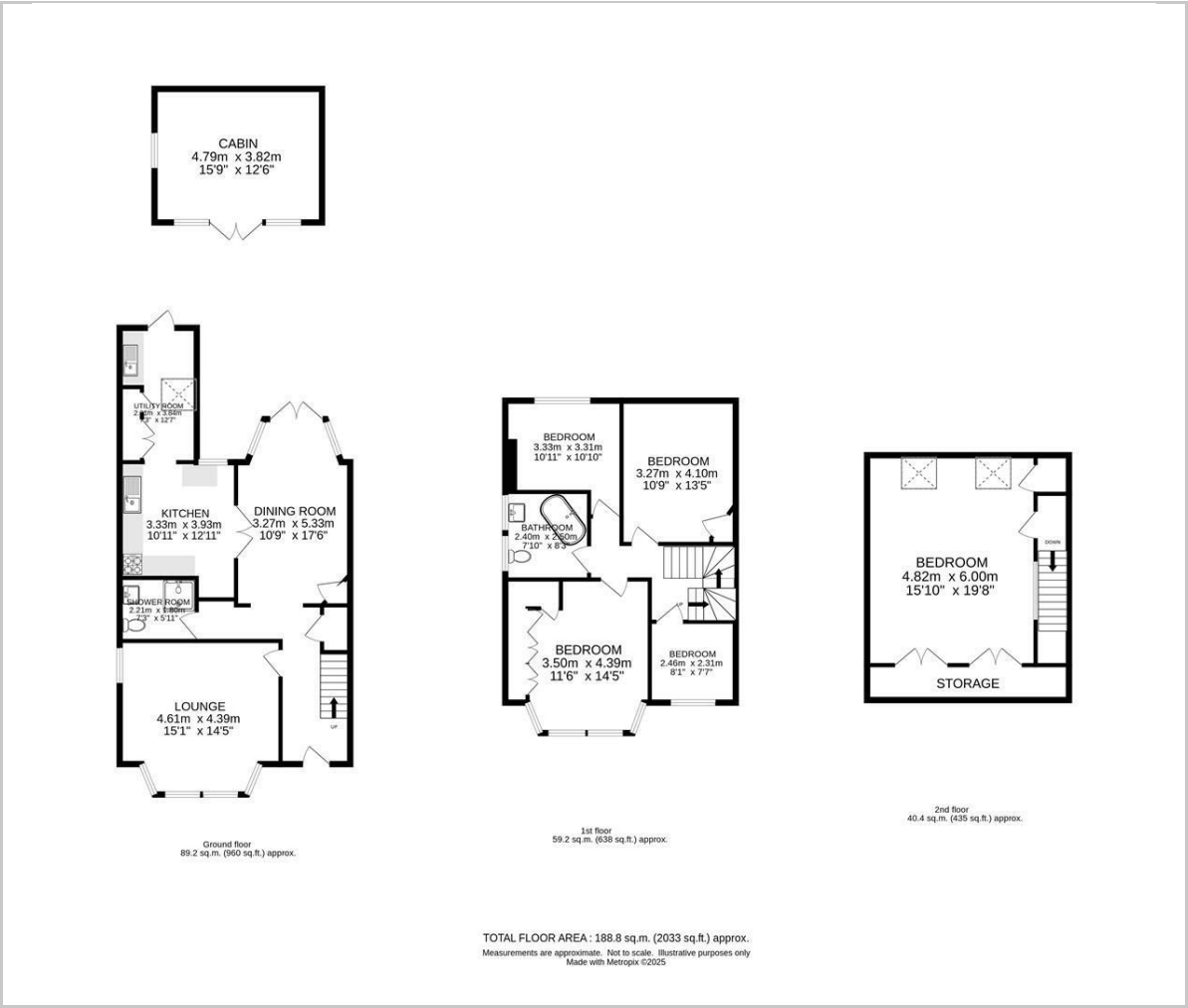








Floor Plan

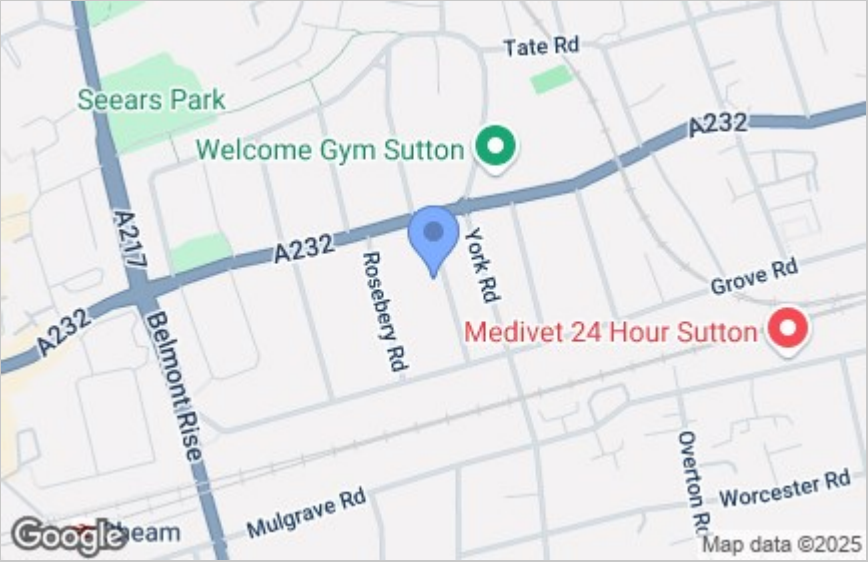


Viewing

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

