



118 Northey Avenue, Cheam, Sutton, SM2 7HJ

Guide price £740,000



WH WATSON HOMES
Estate Agents

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Watson Homes Cheam are delighted to offer this pretty three bedroom semi detached family home. The property is situated on a bold corner plot offering fantastic scope to extend s.t.p.p, as well as benefitting from a detached garage to the rear, a spacious front garden and no onward chain.

Families will love the proximity to esteemed schools such as Nonsuch Girls and Cuddington Croft, as well as the easy access to transport links, including Cheam and Ewell East mainline train station, offering direct routes to London Victoria and London Bridge. Don't miss out on the opportunity to make this extraordinary property your new family home!.

Accommodation
Covered entrance
Obscure part double glazed composite front door to..

Entrance hall
Herringbone wood block flooring, under stairs storage cupboard and further large storage cupboard, single panel radiator.

Lounge/diner
Herringbone wood block flooring, single panelled and double panel radiators, open fireplace, UPVC double glazed window and doors to rear aspect open plan to..

Kitchen
Range fitted wooden wall units with matching cupboards and drawers below, worktops with inset stainless steel sink and chrome mixer tap, inlaid hob with oven/grill below and extractor fan above, integrated fridge and freezer, integrated washing machine, cupboard housing “Worcester“ combination boiler, UPVC double glazed window to front aspect and door to side, tiled flooring.

Conservatory
UPVC double glazed windows to side and rear aspects and double doors leading to garden, tiled flooring.

Downstairs shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, glazed windows to side and front aspects.

Stairs to 1st floor landing
Loft access

Bedroom one
UPVC double glazed windows to side and rear aspects, fitted wardrobe panel radiator.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator.

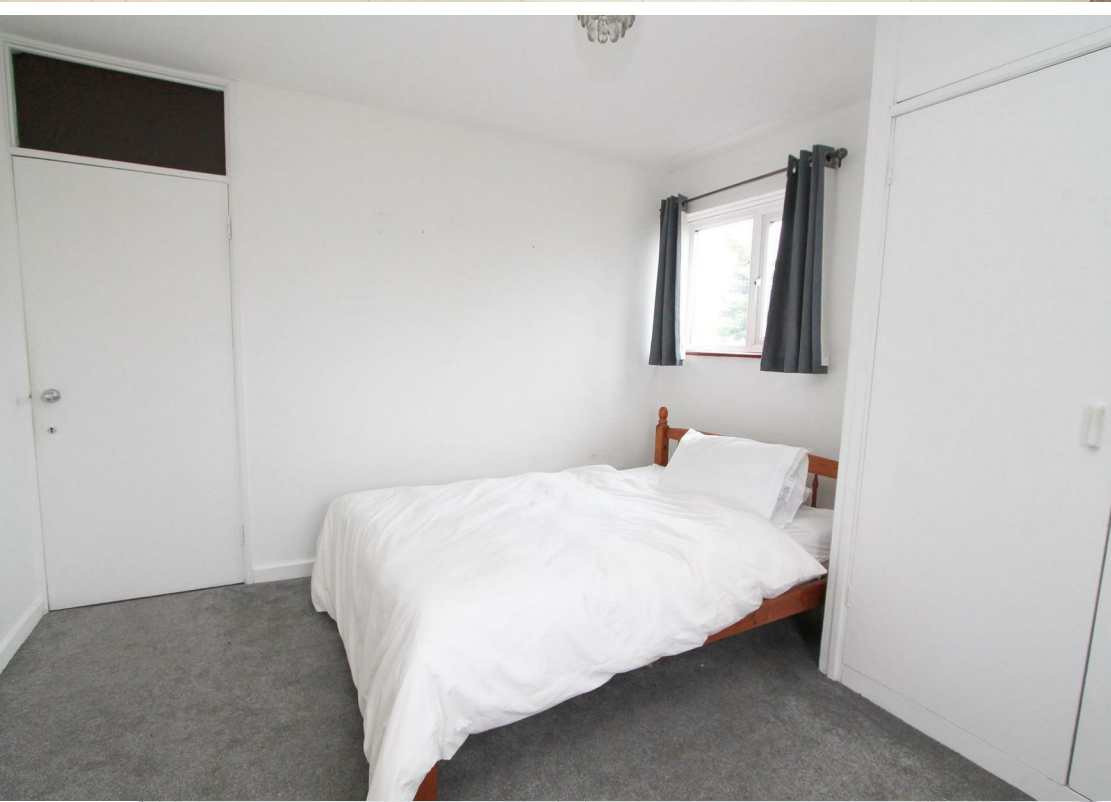
Bedroom three
UPVC double glazed windows to side and front aspects, double panel radiator.

Bathroom
Four piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, tiled cubicle with thermostat shower, pedestal wash hand basin with chrome mixer tap, low level push button flush WC, tiled flooring, single panel radiator, obscure UPVC double glazed windows to front aspect.

Ray Garden – approximately 70ft (South facing) Paved patio area leading to lawn section with mature shrubs bordering, fish pond, fence enclosed summer house and storage sheds, detached garage with gated rear vehicular access.

Detached cabin
With power and light and double glazed windows to front side and rear aspects.









Floor Plan

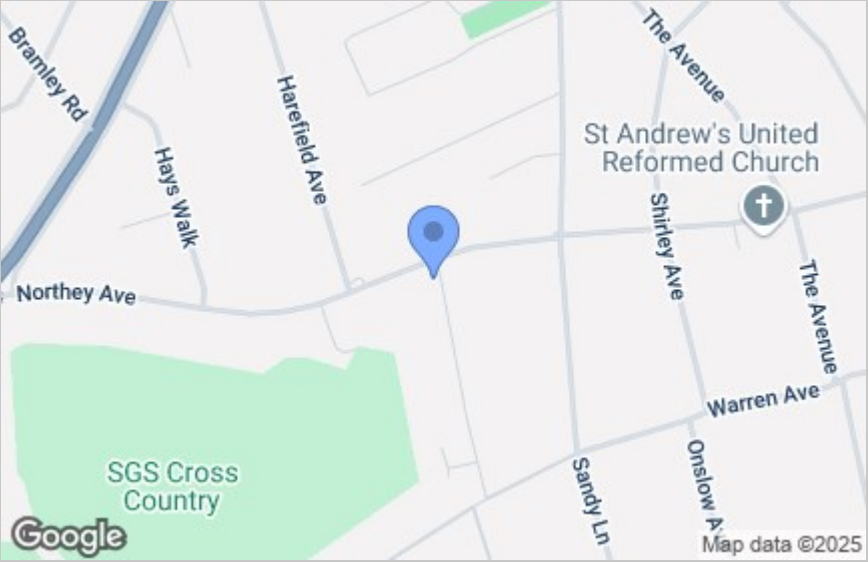


Viewing

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

