



26 Hays Walk, Cheam, Sutton, SM2 7NQ

Guide price £1,150,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this immaculately presented, FOUR DOUBLE BEDROOM, FOUR BATHROOM detached property. The has been extended and renovated to a very high standard and offers modern open plan living, a stunning rear garden (with a secret garden), and ample off street parking.

Hays Walk is a highly sought-after road featuring an array of impressive homes. This tranquil residential area provides easy access to nearby Cheam Village, which boasts an excellent selection of independent shops, restaurants, and cafes. Golf enthusiasts will appreciate the proximity of Banstead Downs and Cuddington Golf Club being a short drive away. For those needing convenient transport links into central London, both Cheam Station and Ewell East Station are within a mile of the property. Additionally, the area is renowned for its outstanding local schools, making it an ideal location for families.

Accommodation
Covered entrance
Obscure double glazed leaded light composite front door to

Spacious entrance hall
Porcelain tiled wood effect flooring, two double panel convector radiators, storage cupboard, loft access with pull down ladder.

Open plan lounge/diner/kitchen
Kitchen area
Bespoke range of fitted wall units with matching cupboards and drawers below, Italian Laminam worktops with inlaid induction hob and integrated double oven, microwave oven and warming drawer, integrated dishwasher, integrated fridge/freezer, porcelain tiled wood effect flooring with underfloor heating , breakfast bar area, island with inlaid white sink and chrome mixer tap with filtered hot tap, Cortizo double glazed triple sliding door to rear aspect and door at side, two feature skylights with halo lighting, wall mounted air-conditioning/heating unit. (ALL AEG APPLIANCES)

Utility room
Space and plumbing for washing machine and tumble dryer, further space for tall standing fridge/freezer, access to garage, porcelain tiled wood effect flooring with underfloor heating.

Main bedroom
Double glazed sliding door to rear aspect, double electric blinds, porcelain tiled wood effect flooring with underfloor heating, wall mounted air-conditioning/heating unit.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, wall mounted heated mirrored cabinet with LED lighting and shaver point, low-level push button flush WC, heated towel rail, obscure double glazed window to side aspect, extractor fan, porcelain tiled wood effect flooring with underfloor heating.

Bedroom two
Double glazed bay window to front aspect, fitted plantation shutters, double panel convector radiator, porcelain tiled wood effect flooring.

Walk in wardrobe/dressing room
Porcelain tiled wood effect flooring.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, wall mounted heated mirrored cabinet with LED lighting and shaver point, low level push button flush WC, heated towel rail, extractor fan, tiled walls, tiled flooring with underfloor heating, feature skylight.

Bedroom three
Double glazed bay window to front aspect and obscure window at side, fitted plantation shutters, double panel convector radiator, porcelain tiled wood effect flooring.

Walk in wardrobe/dressing room/ laundry room
Fitted storage with sliding mirrored doors and space and plumbing for washing machine/ tumble dryer, porcelain tiled wood effect flooring.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, wall mounted heated mirrored cabinet with LED lighting and shaver point, low-level push button flush WC, heated towel rail, tiled walls, porcelain tiled floor flooring with underfloor heating, extractor fan, obscure UPVC double glazed window to side aspect.

Bedroom four
UPVC double glazed window to side aspect, double roller blinds, double panel convector radiator, porcelain tiled wood effect flooring.

Main bathroom
Four piece suite comprising tiled enclosed bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower and hand attachment, large wash hand basin with chrome mixer tap and storage cupboard below, large wall mounted heated mirrored cabinet with LED lighting and shaver point, low-level push button flush WC, display lighting in tiled niche, heated chrome towel rail, extractor fan, feature skylight, tiled walls, tiled flooring with underfloor heating.

Rear garden (South Westerly aspect)
Approximately 150ft total Large paved Indian sandstone patio area with large glass veranda, side of house hot and cold taps, outside power points, with footpath to rear, centred lawn, raised well stocked flower bed, fence enclosed, gated side access, water irrigation system, outside lighting.

Access to secret garden (further 80ft)
mainly laid to lawn with shrubs bordering and ample storage units, power supply, fence enclosed, water irrigation system and cold tap.

Garage at side
Housing “Worcester” boiler and mega flow system, and ample storage with power points.
Electric up/over garage door at front.
Front Garden/Driveway
Planted border with water irrigation, sandstone cobble setts with Cotswold stone centre, ample parking for four vehicles.

Extra information
Heating and hot water controlled via Hive system, rooms installed with TV ariel and ethernet points.

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.

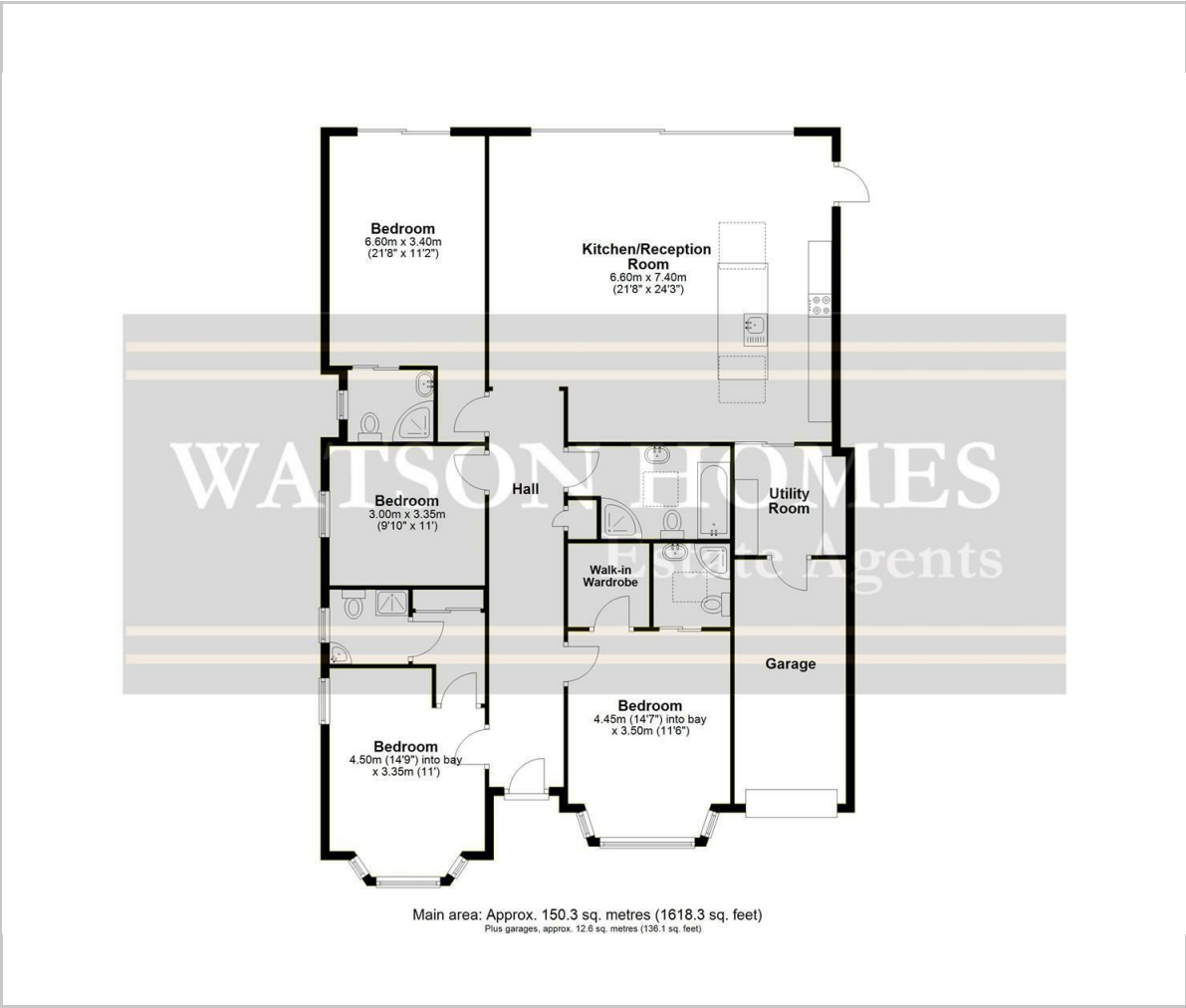








Floor Plan

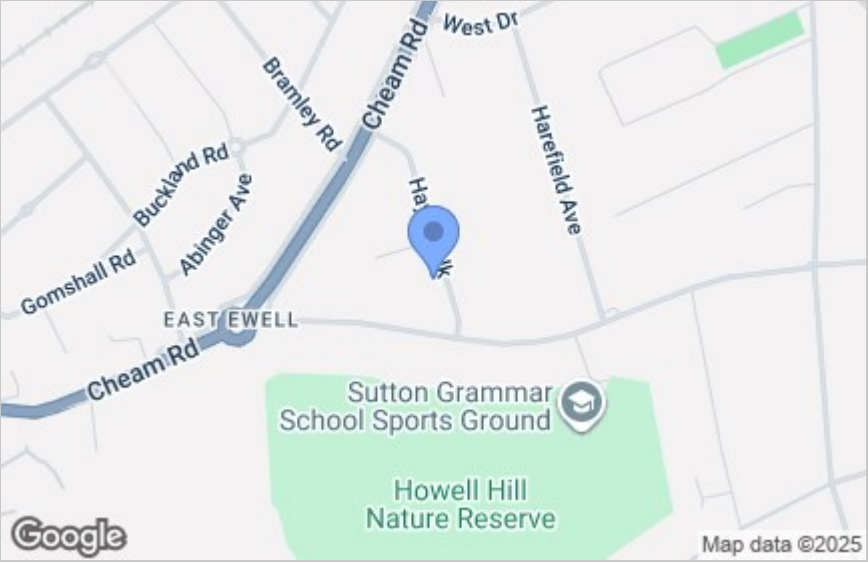


Viewing

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

