



14 Westcott Way, Cheam, Sutton, SM2 7JY



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Guide price £890,000

WH WATSON HOMES
Estate Agents

14 Westcott Way

Cheam Sutton, SM2 7JY

Situated within the prestigious Nonsuch Estate, this charming house on Westcott Way in Cheam, Sutton, offers an exceptional living experience. With its blend of traditional exterior and modern interiors, this property is sure to appeal to families and professionals alike.

The house boasts three bedrooms, providing ample space for relaxation and rest. The inviting reception room is perfect for entertaining guests or enjoying quiet family evenings. The well-appointed bathroom adds to the convenience of daily living.

One of the standout features of this property is the beautifully manicured garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. Additionally, the spacious outhouse provides versatile options for use as a home office, gym, or extra storage.

The large driveway ensures that parking is never a concern, making it easy for residents and visitors alike. The location is particularly advantageous, with excellent access to Cheam Village, where you can find a variety of shops, cafes, and amenities. Nonsuch Park, a stunning green space, is just a stone's throw away, perfect for leisurely walks or picnics.



Accommodation

Sheltered entrance porch
Obscure glazed wooden front door to..

Entrance hall
Herringbone parquet flooring, modern radiator, wall mounted digital thermostat.

Lounge
UPVC double glazed window to front aspect, feature cast iron fireplace, two modern radiators, dado rail, coved ceiling.

Dining room
UPVC double glazed window to rear aspect and obscure window to side, oak flooring, two modern radiators, dado rail, coved ceiling, serving hatch.

Reception room / Bedroom three
UPVC double glazed window to rear aspect and patio doors at side, wood laminate flooring, modern radiator, coved ceiling.

Kitchen
Range fitted wooden wall units with matching cupboards and drawers below, granite worktops with inlaid ceramic sink and chrome mixer tap, space for tall standing fridge/freezer, inlaid hob with oven/grill below, breakfast bar area, integrated dishwasher, space and plumbing for washing machine, double panel radiator, UPVC double glazed window to rear aspect and door leading to garden.

Downstairs WC
Consisting of low-level pushbutton flush WC, wash hand basin with chrome mixer tap, obscure UPVC double glazed window to side aspect, under stairs storage cupboard, tiled flooring.

Stair stairs to 1st floor landing
Obscure UPVC double glazed windows to front and side aspects, double panel radiator, loft access with pull down ladder, airing





cupboard.

Bedroom one

UPVC double glazed window to front aspect, double panel radiator, fitted wardrobe with sliding mirrored doors, solid wood flooring.

Ensuite shower room

Consisting of panelled cubicle with thermostatic shower, low-level push button flush WC with wash hand basin and chrome mixer tap, access to storage, wood effect flooring, extractor fan, heated chrome towel rail, Velux window to front aspect.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, oak flooring, fitted wardrobe, recess with wash hand basin and chrome mixer with storage cupboards below, door leading to spacious eaves with Velux window to side, wood laminate flooring, double panel radiator.

Bathroom

Comprising panel enclose bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, modern radiator, part tiled walls, tiled flooring, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden (South Easterly aspect)

Approximately 120ft

Large paved patio area and footpath to rear, mainly laid to lawn with mature shrubs and plants bordering, outside tap, outside power supply, gated side access, fence enclosed, garden shed and sheltered area.

Detached brick built workshop

Power and light.

Garage

Electric roller shutter with power and light.

Front

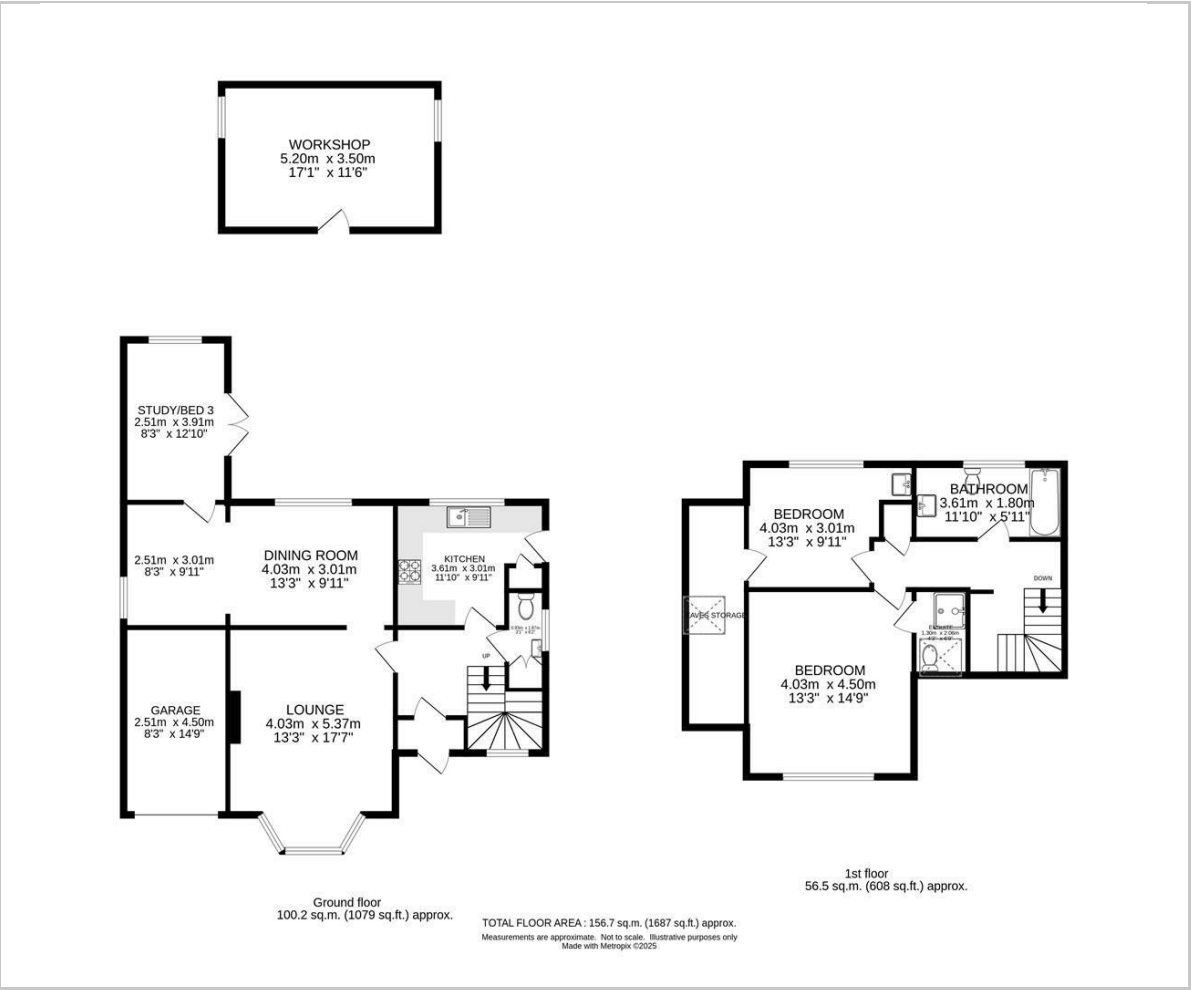
Block paved carriage driveway with brick wall border.

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

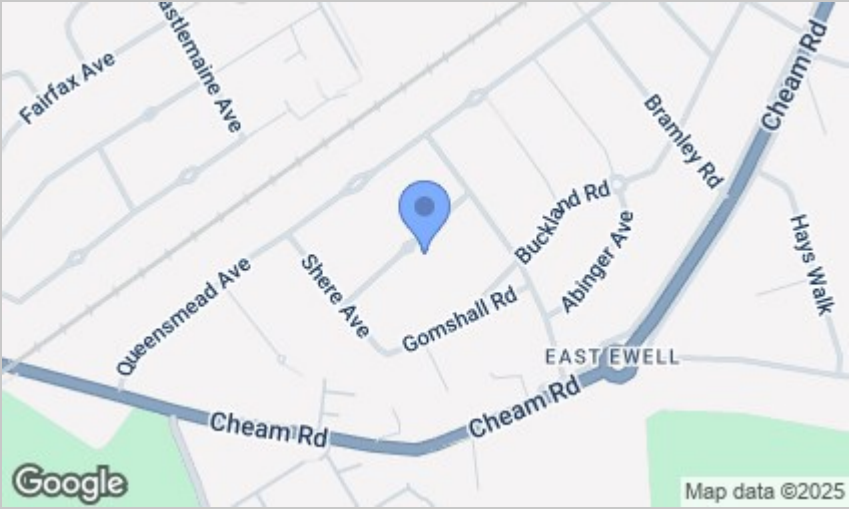


Viewing

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

