



5 Godolphin Close, Cheam, Sutton, SM2 7DX

Guide price £1,750,000



WH WATSON HOMES
Estate Agents

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SIMPLY STUNNING!!! Watson Homes Cheam are delighted to offer this stunning, expansive detached residence, showcasing contemporary design and meticulous attention to detail. The property offers a wealth of accommodation spanning over three floors, featuring FIVE DOUBLE BEDROOMS, three bathrooms, three spacious reception rooms and a superb open plan kitchen diner providing a perfect social space to entertain family and friends. Outside the property there is a well maintained rear garden and a large driveway with off street parking.

The property is located one of Cheam's most distinguished neighborhoods, within close proximity to Cheam Village with a wide variety of shops, restaurants and cafes easily accessible. Both Cheam and Belmont mainline train station are nearby providing transport links into Central London. For those looking for good schools, The Avenue Primary, Cuddington Croft Primary, Nonsuch High School, Harris Academy, and Sutton Grammar are all within easy reach.

Accommodation
Entrance Porch

Hallway
Understairs storage cupboard, radiator, Amtico flooring

Office
Double glazed window to front aspect, bespoke fitted shutters, radiator, Amtico flooring

Utility Room
Double glazed window to front aspect, bespoke fitted shutters, fitted wall units and worktop with inset sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, radiator, extractor fan, Amtico flooring.

Downstairs WC
Enclosed WC, wash hand basin with chrome mixer tap, double glazed window to side aspect, tiled feature wall, Amtico flooring.

Kitchen/Diner

Kitchen Area
Range of fitted kitchen units and drawers, kitchen island with breakfast bar, Quartz worktop, inset sink with chrome mixer tap, hot water tap, integrated induction hob with extractor fan above, integrated Siemens double and single oven, grill and microwave, plate warmer, space for American fridge freezer, wine cooler, integrated dishwasher, mirrored splashback and undercounter lighting, Amtico flooring.

Dining Area
Radiator, Amtico flooring, double glazed sliding doors leading out to garden.

Living Room
Fitted carpet, radiator, double glazed sliding doors leading out to garden.

Salon
Currently used as a home salon but has flexible use to individual needs. Radiator, Amtico flooring, door to garage, double glazed sliding doors leading to garden.

Stairs to 1st floor landing
With built in cupboards, radiator, fitted carpet, access to loft space.

Bedroom One
Double glazed windows to front and rear aspect (front windows with bespoke fitted shutters), built in wardrobes, fitted carpet, radiator.

En-suite Shower Room
Walk in shower cubicle with thermostatic shower, enclosed WC, vanity wash hand basin with chrome mixer tap and

storage below, heated chrome tail rail, tiled walls and flooring with underfloor heating.

Bedroom Two
Built-in wardrobes, radiator, fitted carpet, double glazed window to front aspect with bespoke fitted shutters.

Bedroom Three
Built-in wardrobes, radiator, fitted carpet, double glazed window to rear aspect.

Family Bathroom
Three piece suite comprising of bath with chrome taps, WC, vanity wash handbasin with chrome mixer tap and storage below, heated chrome towel rail, tiled walls and flooring.

Stairs to 2nd floor landing

Bedroom Four
Built-in wardrobes, radiator, fitted carpet, double glazed window to rear aspect, Velux window.

Bedroom Five
Built in wardrobes, radiator, fitted carpet, double glazed window to rear aspect, Velux window

Shower Room
Corner shower cubicle with thermostatic shower, WC, vanity wash hand basin with chrome mixer tap and storage below, tiled walls and flooring.

Outside

To the front
Large resin driveway providing off street parking for up to 4 cars, borders with plants and flowers, garage with electric door.

Rear Garden
Landscaped rear garden with paved patio area, artificial lawn section, fence enclosed.

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

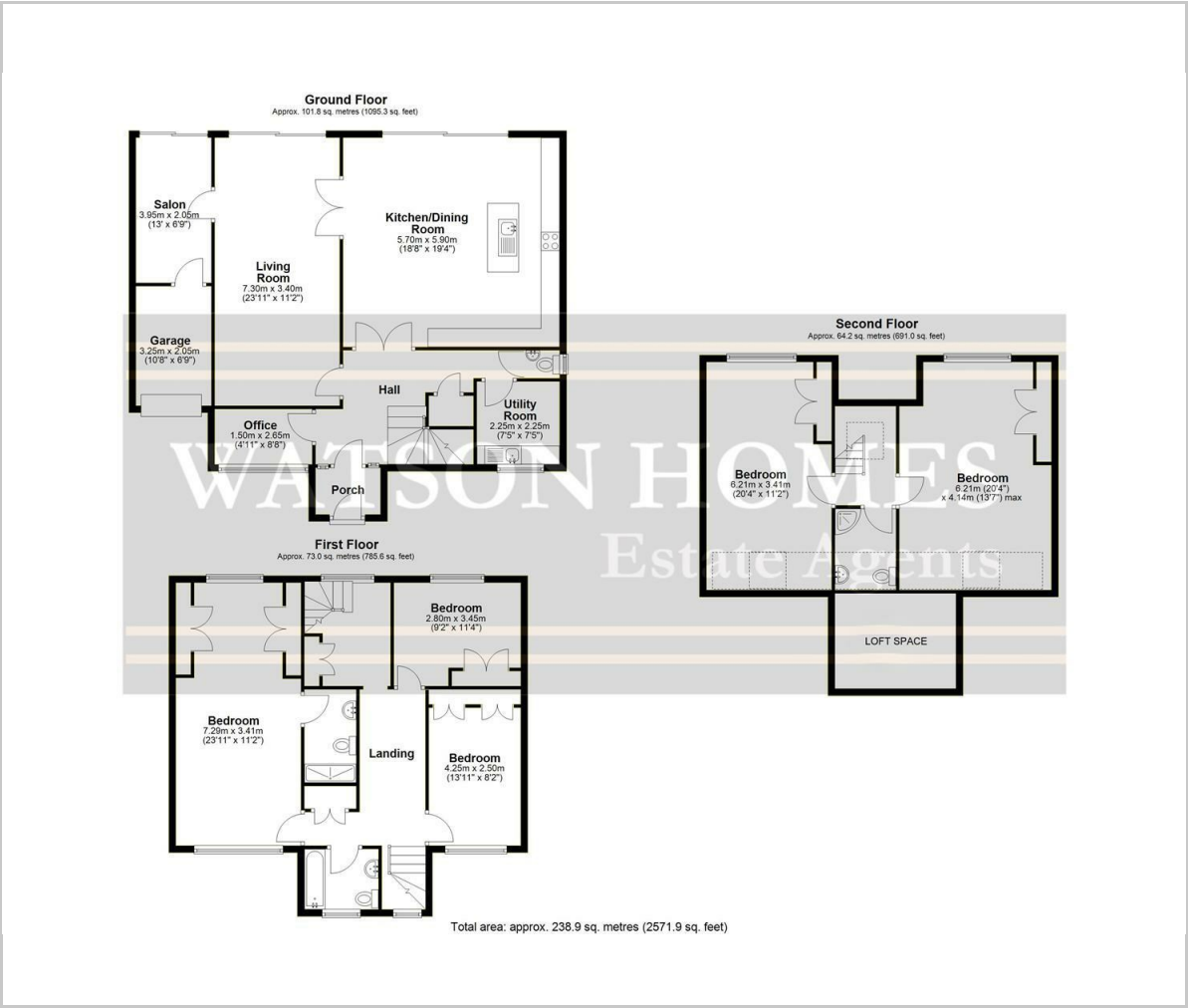








Floor Plan

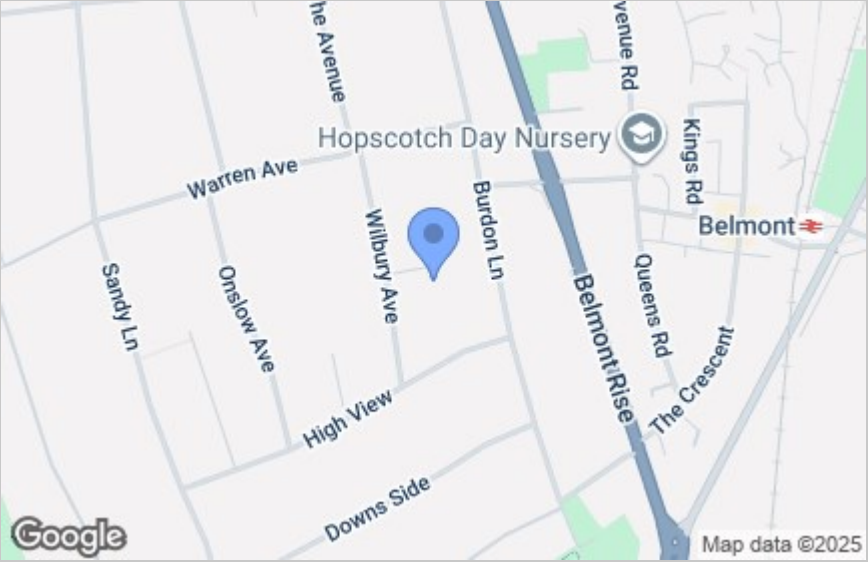


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

