



Sandpiper Road  
Cheam Sutton, SM1 2UF  
Offers in excess of £325,000





## Sandpiper Road

Cheam Sutton, SM1 2UF

Situated within the sought-after Shearwater development, this spacious two double bedroom ground floor apartment with direct access to a patio area and well kept communal grounds. This spacious property benefits from a good size lounge/diner, a modern kitchen, an en-suite shower room, as well as allocated and visitors parking.

Located just a short walk to Cheam Village, as well being close to an abundance of shops, transport links and sought after school. For the commuters West Sutton station is only a five minute walk away with direct access to London Blackfriars and Wimbledon.

### Accommodation

Security entry phone system and door to..

Communal entrance  
Wooden front door to..

Entrance hall  
UPVC double glazed window to front aspect, wood laminate flooring, single panel radiator, coved ceiling, two storage cupboards one housing hot water tank, wall mounted entry phone.

Lounge/diner  
UPVC double glazed patio doors to rear aspect with patio area and well-kept communal grounds, wood laminate flooring, double panel radiator, decorative coved ceiling, wall mounted digital thermostat.

Kitchen  
Range of fitted wall units with matching cupboards and drawers below, granite effect worktops with inlaid stainless-steel sink and brushed chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, integrated dishwasher and washing machine, integrated fridge/freezer, tiled effect flooring, single panel radiator.

Bedroom one







UPVC double glazed window to rear aspect, single panel radiator, coved ceiling, built in wardrobes.

#### Ensuite shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, tiled walls, tiled flooring, heated chrome towel rail, shaver point, extractor fan.



#### Bedroom two

UPVC double glazed bay window to front aspect, double panel radiator, built-in wardrobes, coved ceiling.

#### Bathroom

Three-piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level flush WC, heated chrome towel rail, tiled flooring, part tiled walls, shaver point.

#### Outside

Well kept communal grounds, patio area (direct access from lounge/diner).

Allocated & visitors parking.



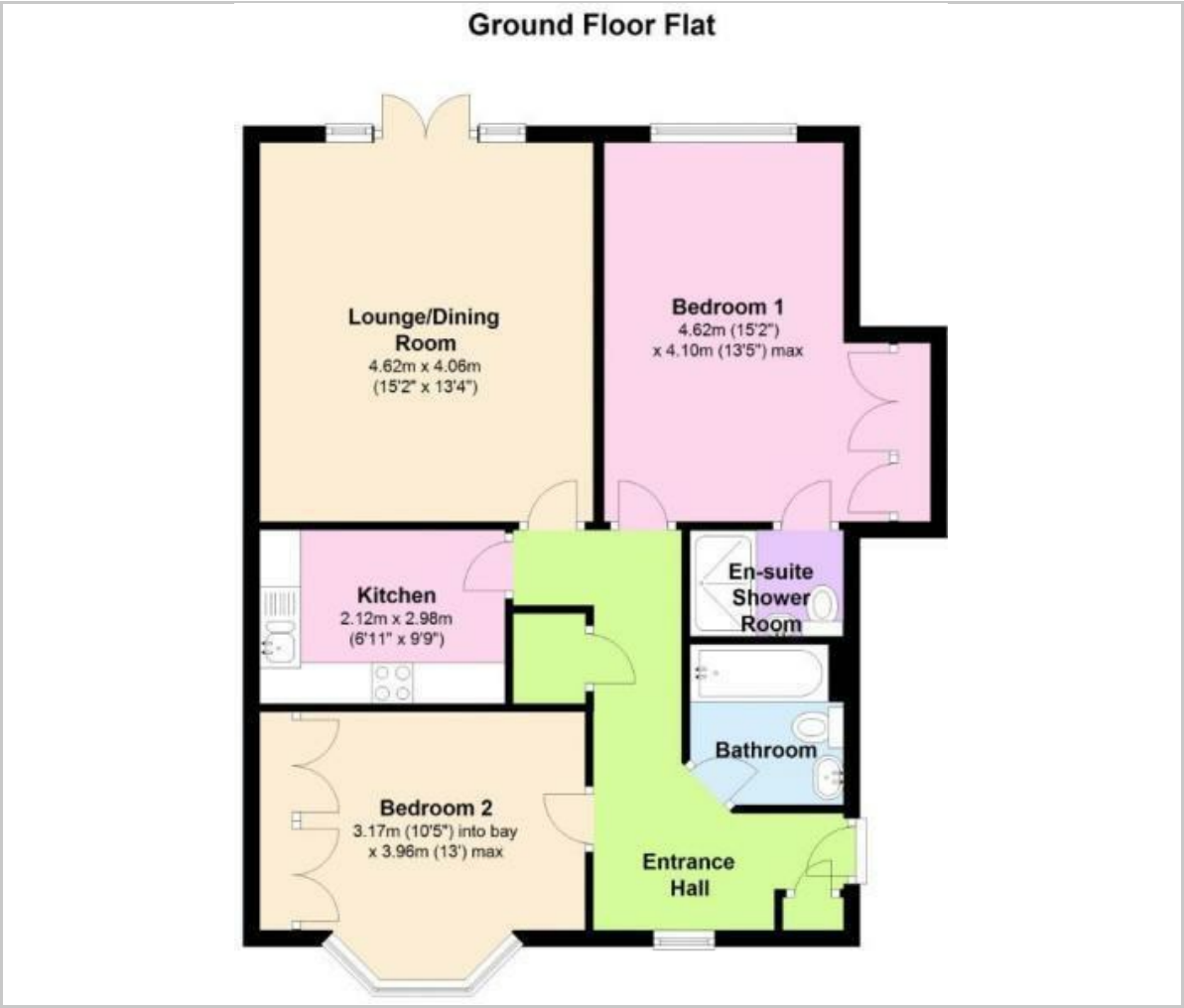
#### BUYER'S INFORMATION

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

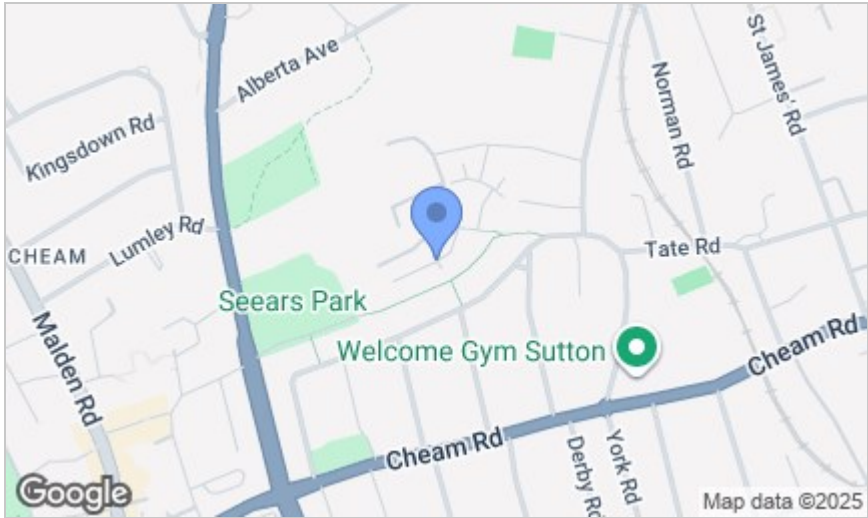


Viewing

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

