



155 Windsor Avenue, Cheam, Sutton, SM3 9RY

Guide price £675,000



**WH WATSON HOMES**  
Estate Agents



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SIMPLY STUNNING!!! Watson Homes Cheam are delighted to offer this immaculately presented four bedroom extended family home, located in the ever popular Cheam Park Farm area of Sutton/Cheam. The property offers modern open plan living, a separate lounge, an en-suite shower room, a large detached outbuilding at the rear and ample off street parking.

Forget the morning rush with Cheam Park Farm Primary Academy and Cheam High School within easy walking distance. The area is serviced by numerous busses for those needing public transport. For shopping, restaurants and coffee shops Cheam Village is a quick 6 minute drive and Sutton High Street around 7 minutes by car.

Accommodation

Feature double glazed entrance porch, decorative tiled step.

Obscure double glazed wooden front door to..

Entrance hall  
Decorative tiled flooring, obscure double glazed windows to front aspect, modern radiator, under stairs storage cupboards, coved ceiling.

Lounge  
UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator, coved ceiling, feature open brick fireplace.

Kitchen/diner  
Range of fitted gloss wall units with matching cupboards and drawers below, Quartz worktops with inlaid sink and mixer tap, space for cooker, space and plumbing for washing machine, tiled splash back, cupboard housing boiler, UPVC double glazed window to rear aspect, wood flooring, space for American style fridge/freezer, decorative panelling, modern radiator, plan to..

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

Stairs to 1st floor landing

Bedroom two  
UPVC double glazed bay window to front aspect, fitted plantation shutters, modern radiator, fitted wardrobes, coved ceiling.

Bedroom three  
UPVC double glazed bay window to rear aspect, modern radiator, fitted plantation shutters, coved ceiling, fitted wardrobes with shelving and drawers.

Bedroom four  
UPVC double glazed window to front aspect, single panel radiator, fitted plantation shutters.

Bathroom  
Modern three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, decorative tiled flooring, part tiled walls, obscure UPVC double glazed windows to rear aspect, heated chrome towel rail, extractor fan.

Stairs to 2nd floor landing  
Large storage cupboard and feature skylight

Main bedroom  
To Velux windows to front aspect, UPVC double glazed window to rear aspect, fitted plantation shutters, modern radiator, feature panelled walls and fitted wardrobes with access to eaves storage.

Ensuite shower room  
Consisting of tiled walk in cubicle with thermostatic shower and hand attachment, wash hand basin with mixer tap and storage cupboard below, low-level push button flush WC, heated towel rail, decorative tile flooring, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden South facing. Approximately 75ft Large composite decking area with footpath leading to rear patio, lawn section with shrubs bordering, further rear storage area, outside tap, fence enclosed.

Detached home office  
Power and lighting, fitted bar area and shelving, double glazed bi folding doors at front.

Front  
Block paved driveway providing off street parking with wooden bin storage.











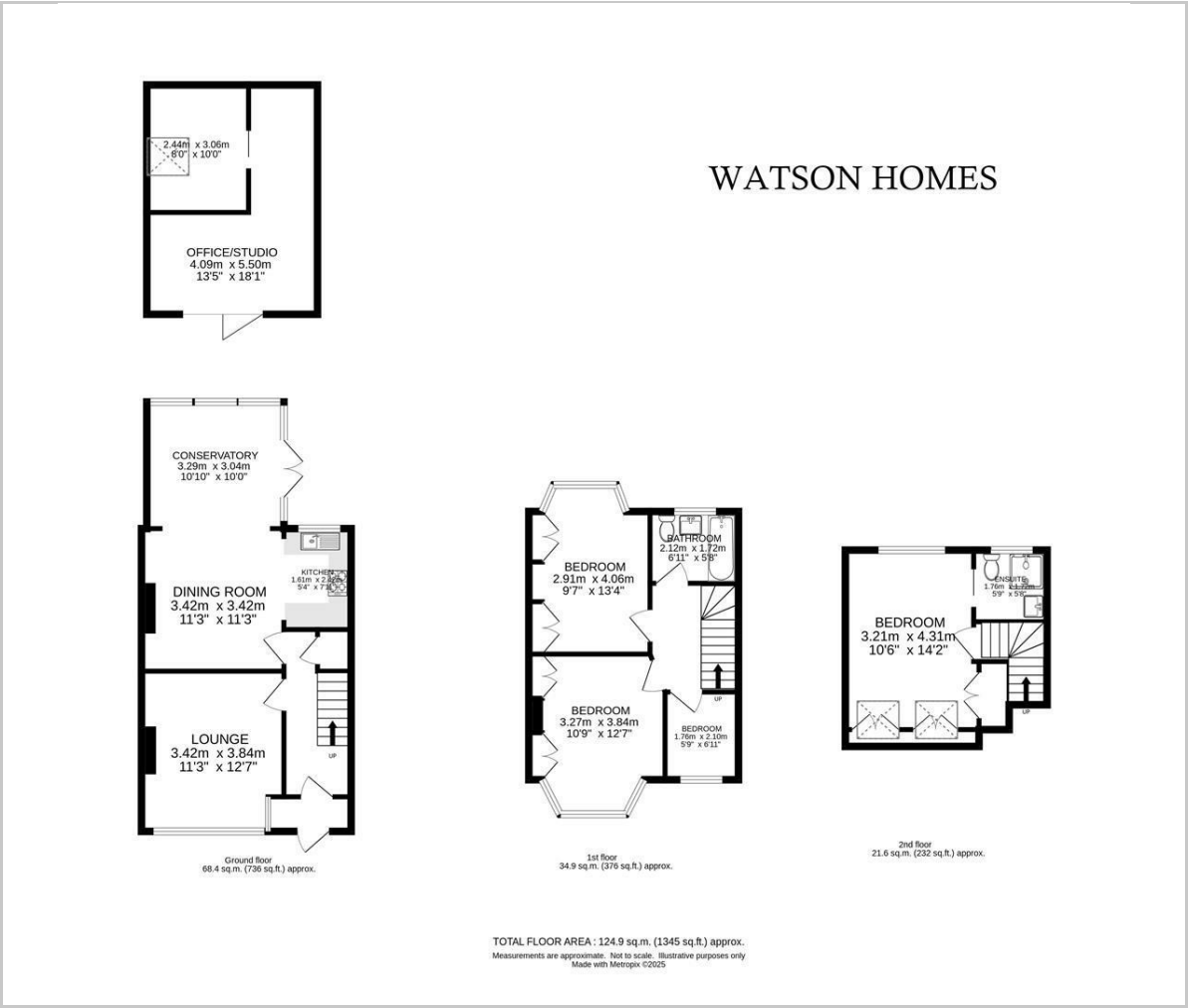








Floor Plan

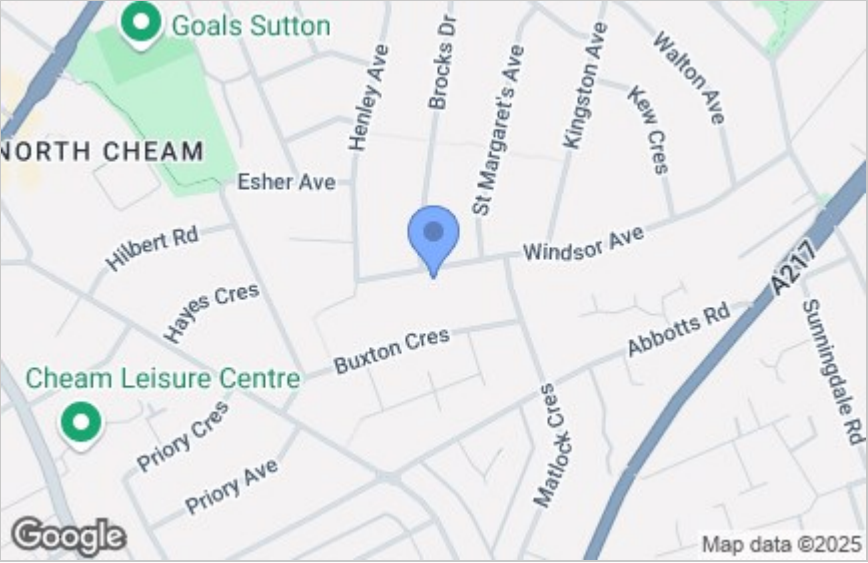


Viewing

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

