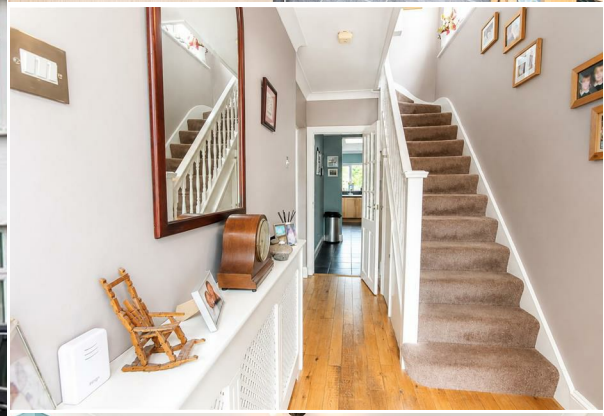








148 Brocks Drive, Cheam, Sutton, SM3 9UT

Offers over £575,000

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Estate Agents

148 Brocks Drive, Cheam Sutton, SM3 9UT

Overview

*** NO ONWARD CHAIN *** Watson Homes are delighted to offer this charming four-bedroom end-terrace family home on the ever popular Brocks Drive, Cheam. The property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining. The ground floor features a spacious living area that seamlessly connects to an open-plan dining space through elegant glass doors, creating a bright and inviting atmosphere.

A well-equipped modern kitchen featuring a comprehensive range of fitted units and integrated appliances, providing all the amenities required for contemporary living.

Upstairs, you will find generously sized bedrooms, each designed to provide a peaceful retreat for family members. The home also includes two modern bathrooms, ensuring convenience for busy households.

Outside, the property is complemented by a beautifully landscaped garden, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, a private driveway offers parking for two vehicles, adding to the practicality of this lovely home.

Brocks Drive is ideally located for families and commuters, with a selection of well-regarded schools nearby, including Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls. Excellent transport links are available, with Cheam Railway Station offering regular services into Central London, alongside a variety of local bus routes providing convenient connections to Sutton, Kingston, Morden and surrounding areas.

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Accomodation

Front driveway:
Providing off-road parking for two large vehicles.

Porch:
Accessed via uPVC double-glazed doors with surrounding windows and features terracotta floor tiles. A navy uPVC front door with decorative glazed panels opens into the entrance hall.

Entrance hall:
Real wood flooring, a double radiator with a fitted radiator cover, an understairs storage cupboard. french doors lead through to the lounge.

Lounge:
A large uPVC double-glazed window with a radiator beneath. A feature open fireplace with surround and hearth provides a focal point to the room. Wooden-framed oak doors lead through to the open-plan dining kitchen.

Kitchen/dining:
A range of wooden wall and base units complemented by a full granite island and work surfaces with matching splashback. Integrated ceramic sink with chrome mixer tap, an integrated dishwasher, space for a large range style gas oven with extractor fan above, and space for a washer/dryer. Additional features include underfloor heating, a plumbed water supply for an American-style fridge freezer with water dispenser and ice maker, spotlighting, and dark grey floor tiles. Two skylights flood the space with natural light, while uPVC double-glazed windows and French doors provide access to the rear garden. Underfloor heating.

Stairs rise to the first-floor landing, with a window to the side elevation providing natural light.

Bathroom:
Fitted with a bath and handheld shower attachment, a wall-mounted WC with chrome push-button flush, and an integrated wash hand basin with chrome mixer tap and mirror with shelf above. Additional features include grey vinyl flooring, a heated chrome towel rail, a spotlight ceiling, and a frosted uPVC double-glazed window.

Principal Bedroom:
Double room with a uPVC double-glazed window, radiator, laminate flooring, and a spotlight ceiling.

Bedroom Two:
Spacious room featuring a large bay-fronted uPVC double-glazed window, radiator, and laminate flooring.

Bedroom Three:
Currently used as a study but has also been used as a bedroom and benefits from a uPVC double-glazed window and a radiator.

A further staircase leads to the fourth bedroom/loft room. This versatile space features laminate wood flooring, spotlighting, a skylight, storage cupboards within the eaves, and a uPVC double-glazed window with a radiator beneath.

Fourth Bedroom:
Benefits from Storage areas within the loft eaves, laminate flooring, a uPVC double-glazed window and radiator complete the room, spot light ceiling.

Ensuite:
Comprising a curved shower cubicle with electric shower, a wall-mounted wash hand basin with chrome mixer tap, and a wall-mounted WC with chrome flush. A uPVC double-glazed window and radiator complete the room.

Garden:
Side access and has been thoughtfully landscaped with a paved seating area, a central lawn, and established flowerbeds to either side. There is also a small pond located in the rear left-hand corner of the garden. A garage is situated at the rear of the plot, providing additional storage.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.






MONOPOLY







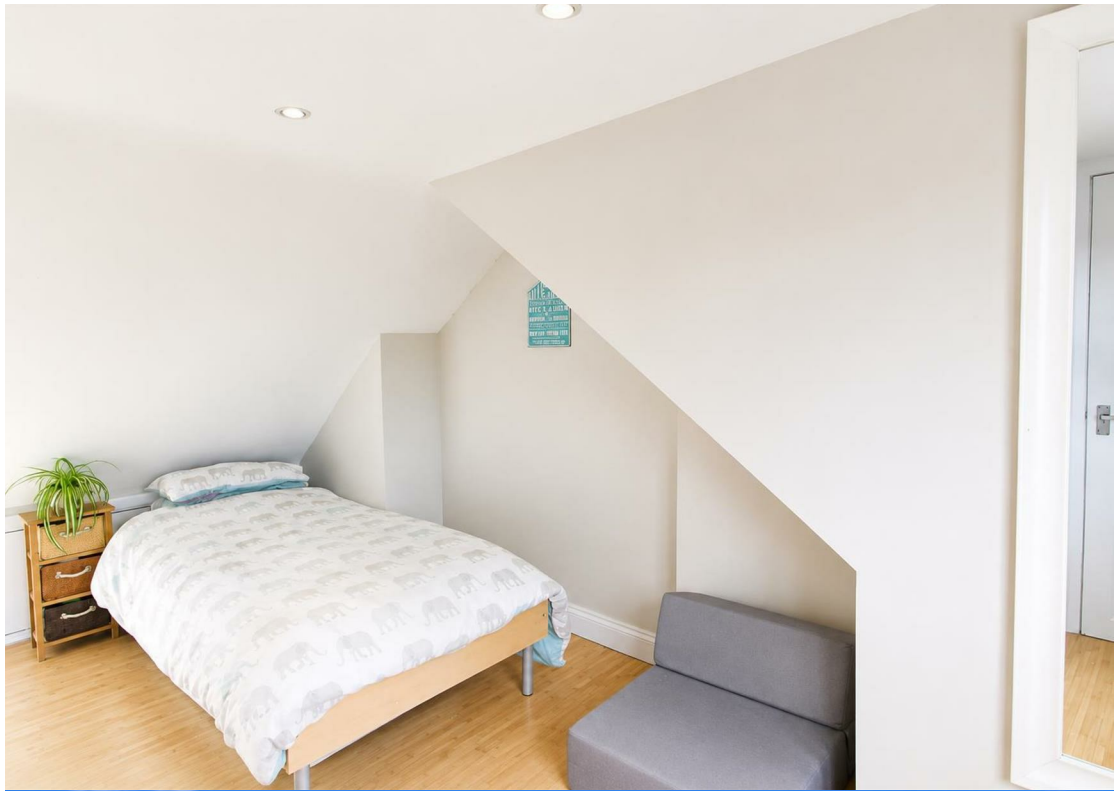












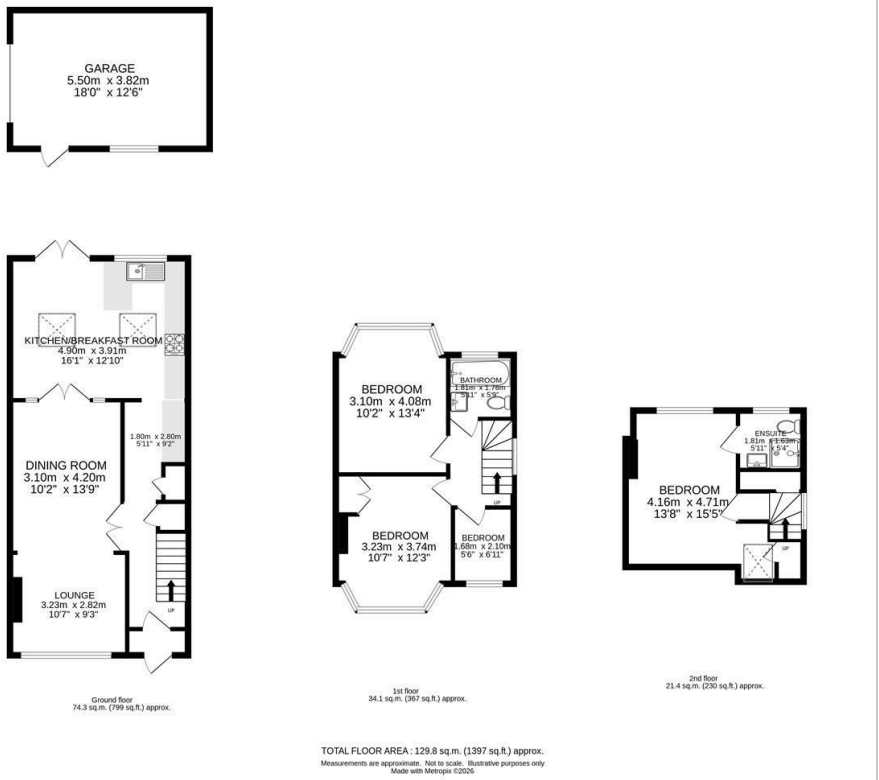


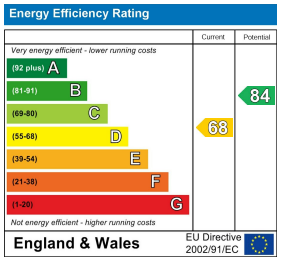






Floor Plan





Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this

Additional Information

No onward chain.
Loft converted in 2004 and is insulated.
Boiler is a gas combi which was last serviced on the 29th April 2026.
The boundary fence is on the left hand side.
Underfloor hearting was put in when the kitchen was remodelled new units, floors, the boiler, oak doors, rewired, replumbed roof was insulated in 2010.

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.

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