







12 Champneys Close, South Cheam, SM2 7AL

Guide price £1,400,000

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WH WATSON HOMES
Estate Agents

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*** NO ONWARD CHAIN *** Watson Homes Cheam are proud to offer this substantial seven bedroom and three bathroom detached family home in possibly the most sought-after cul-de-sac in South Cheam. Ideally located only a short walk from Cheam station, local shops and key local schools, this wonderful property also boasts a south-westerly facing rear garden of over 125ft, ample parking and a generously proportioned double garage. Homes of this size in such key locations are hard to find. Call us now to reserve your viewing appointment.

Accommodation

Double glazed entrance porch, tiled step, obscure double glazed front door to..

Spacious entrance hall
Obscure double glazed window to front aspect, oak flooring, fitted “Electrolux” vacuum unit, large under stairs storage cupboard, wall mounted thermostat, double panel radiator, further storage cupboard with hanging rail, access to garage.

Reception Room
Double glazed leaded light bay windows to front aspect, three double panel radiators, herringbone parquet flooring, fireplace with marble surround, double glazed sliding doors to rear aspect.

Dining Room
Double glazed sliding doors to rear aspect leading to conservatory, herringbone parquet flooring, double panel radiator, coved ceiling.

Kitchen/breakfast room
Range of fitted wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel double sink with brushed chrome mixer tap , inlaid five ring gas hob with oven/grill at side, space for American style fridge/freezer, space and plumbing for washing machine, oak flooring, double panel radiator, large UPVC double glazed window to rear aspect and door to side.

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

Downstairs shower room
Consisting of tiled cubicle with thermostatic “Aqualisa” shower, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, oak flooring, extractor fan, tiled walls, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing
spacious landing with UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bedroom one
Double glazed leaded light window to front aspect and window to rear, oak flooring, double panel radiator, fitted wardrobes, coved ceiling.

Ensuite bathroom
Four piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap, tiled cubicle with thermostatic “Aqualisa” shower, low-level push button flush WC, oak flooring, tiled walls, heated chrome towel rail, obscure UPVC double glazed window to rear aspect, extractor fan.

Bedroom two
Double glazed leaded light window to front aspect, double panel radiator, coved ceiling, fitted wardrobes.

Bedroom three
UPVC double glazed window to rear aspect, single panel radiator, coved ceiling, fitted wardrobe.

Bedroom four
Double glazed leaded light window to front aspect, single panel radiator, built in wardrobe, coved ceiling.

Bathroom
Comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap, heated chrome towel rail, cupboard housing hot water tank, oak flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

Separate WC
Consisting of low-level push button flush WC, wash hand basin with chrome taps, tiled flooring, extractor fan.

Stairs to 2nd floor landing
Built-in storage cupboards.

Bedroom five
Double glazed windows to front and rear aspects, double panel radiator, eaves storage.

Bedroom six
Double glazed windows to front and rear aspects, double panel radiator, eaves storage.

Bedroom seven
Feature double glazed apex window to front aspect, wood laminate flooring, single panel radiator, loft access.

Separate WC
Consisting of low-level flush WC, heated chrome towel rail, wash hand basin with chrome mixer tap and storage cupboards below, shaver point, double glazed window to rear aspect.

Rear garden (South Westerly aspect)
Approximately 125ft
Large paved patio area with lighting leading to lawn section with mature shrubs and trees bordering, greenhouse, gated side access, fence and brick wall enclosed

Internal garage
Electric up and over door at front, butler sink with chrome taps, wall mounted vacuum “Electrolux” unit, wall mounted “Worcester” boiler, fitted storage units and cupboards.

Front
Large 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

























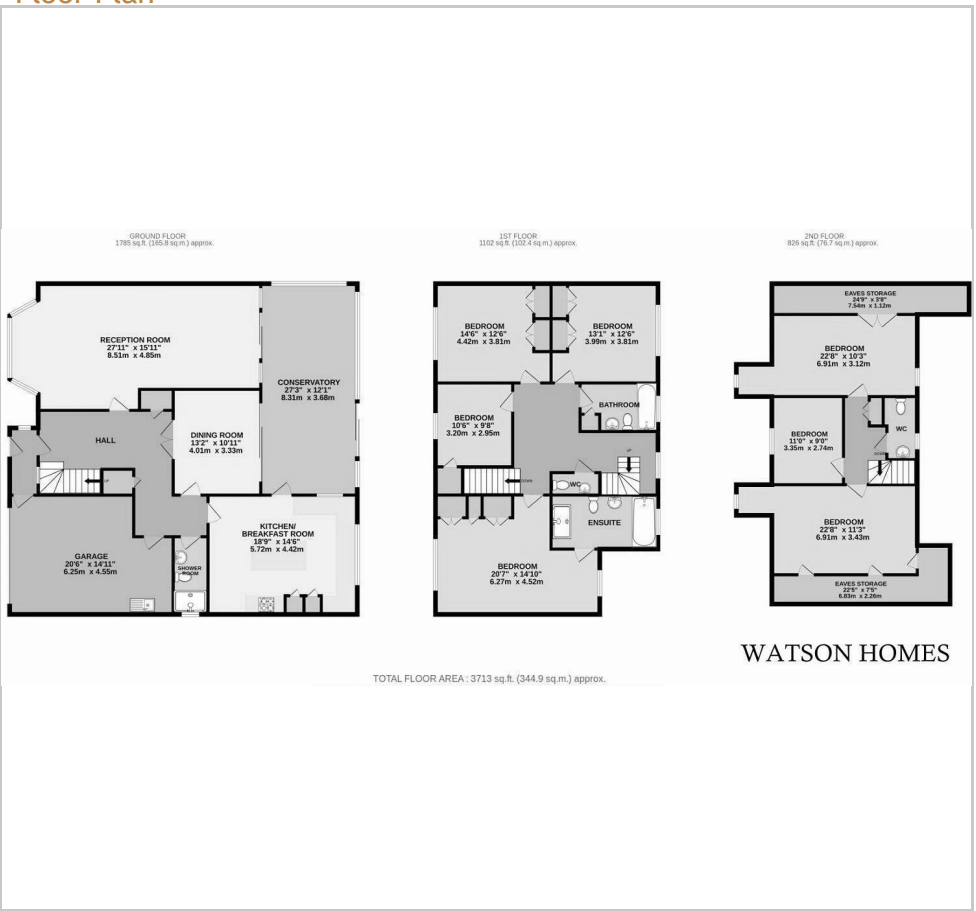


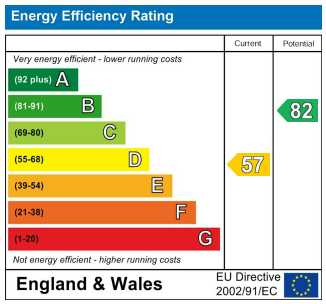






Floor Plan





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.

Additional Information

Sellers lived at the property since 1991.
Boiler is in the garage, combi boiler, 10 years old.
The seller lives at the property and is selling with no onward chain.
The boundary fence is right.
The garden faces south.
Conservatory completed in 2010, didn't need any planning. No other extensions completed.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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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