



12 Champneys Close, South Cheam, SM2 7AL

Guide price £1,500,000



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
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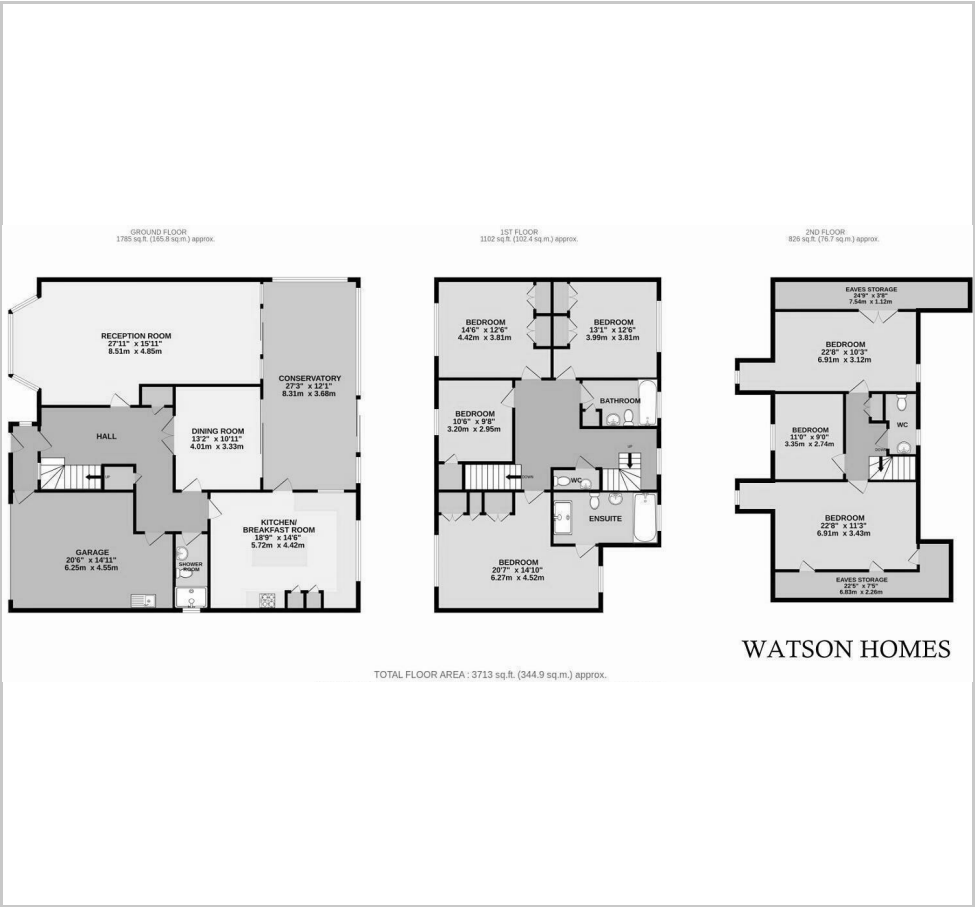






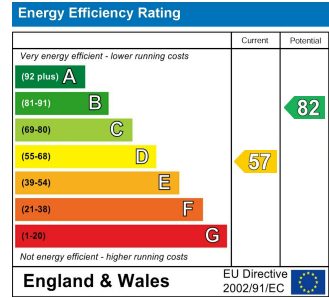


Floor Plan



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.



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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