



165 Mulgrave Road, Cheam, Sutton, SM2 6JX

Offers over £825,000



**WH WATSON HOMES**  
Estate Agents

165 Mulgrave Road, Cheam Sutton, SM2 6JX

## Overview

\*\*\* NO ONWARD CHAIN \*\*\* Watson Homes Cheam are pleased to offer this well presented semi-detached family home in Mulgrave Road, which offers a delightful blend of space and versatility, perfect for modern family living. Spanning an impressive 1,855 square feet, the property boasts three spacious reception rooms, providing ample room for relaxation and entertainment. The unique family dining room is a standout feature, complete with a fantastic BBQ and dining area that creates an inviting social space for gatherings with family and friends. Additionally, the property comprises three well proportioned bedrooms and a modern bathroom upstairs, and an integral annexe/studio complete with shower room on the ground floor which can be either fully integrated into the main house as a fourth bedroom or used as a self contained unit with its own entrance.

Outside there is a well kept garden that also benefits from a recently built outbuilding/garden room, spanning an impressive 290sqft, with a WC, power and light. The expansive driveway accommodates parking for multiple cars, making it ideal for families with more than one vehicle.

Location is key, and this property does not disappoint. It is situated in a prime location less than 5 minutes walk to Cheam train station with it's easy links into Central London, and close to the vibrant Cheam Village which offers a large variety of shops and amenities. Don't miss out on this great opportunity to make this lovely house your home.

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### Accommodation

Sheltered entrance, part glazed front door into....

#### Entrance Hall

Laminate flooring, under stairs storage cupboard, modern column radiator, double glazed window to front aspect

#### Kitchen

Range of modern fitted kitchen units and drawers, Quartz worksurface, inset 1 1/2 bowl stainless steel sink with mixer tap, integrated 'Neff' oven and grill, integrated 'Neff' hob, integrated 'Bosch' dishwasher, tiled splashback, laminate flooring, door to annexe/studio room, double glazed door into dining/family room.

#### Dining/Family Room

Cooking area with brick built barbecue and storage below, worksurface with fitted cupboards and drawers below and inset sink with mixer tap, space for American fridge, freezer, space and plumbing for washing machine and tumble dryer, modern column radiators, tiled flooring, air-conditioning unit, double glazed windows and French doors leading out to garden.

#### Downstairs WC

With WC, built-in sink with mixer tap and storage below, tiled walls, tiled flooring .

#### Annexe/Studio

Laminate flooring, kitchenette area with space and plumbing for washing machine, obscure double glazed door and window to front aspect.

#### Shower Room

Shower with concertina sliding door, WC, corner vanity wash hand basin with mixer tap and storage below, double glazed obscure window to front aspect, tiled walls and flooring.

#### Living Room

Modern column radiator, wood laminate flooring, double glazed sliding doors leading out to dining/family room.

#### Study Room/Bedroom Four

Modern column radiator, wood laminate flooring, double glazed window to front aspect .

#### Stairs to 1st floor landing

Loft access, laminate flooring, built in airing cupboard

#### Bedroom One

Modern column radiator, wood laminate flooring, double glazed window to front aspect

#### Bedroom Two

Modern column radiator, wood laminate flooring, double glazed window to rear aspect

#### Family Bathroom

Modern suite comprising of tiled enclosed bath with black Victorian style fittings, shower cubicle,thermostatic shower with rain shower head and hand shower attachment, WC, vanity wash hand basin with mixer tap and storage drawers below, heated towel rail, extractor fan, tiled walls and flooring, double glazed window to rear aspect.

#### Bedroom Three

Modern column radiator, wood laminate flooring, double glazed windows to rear and side aspect

#### Outside

##### Front

Paved driveway providing off street parking for multiple cars, large workshop/storage area.

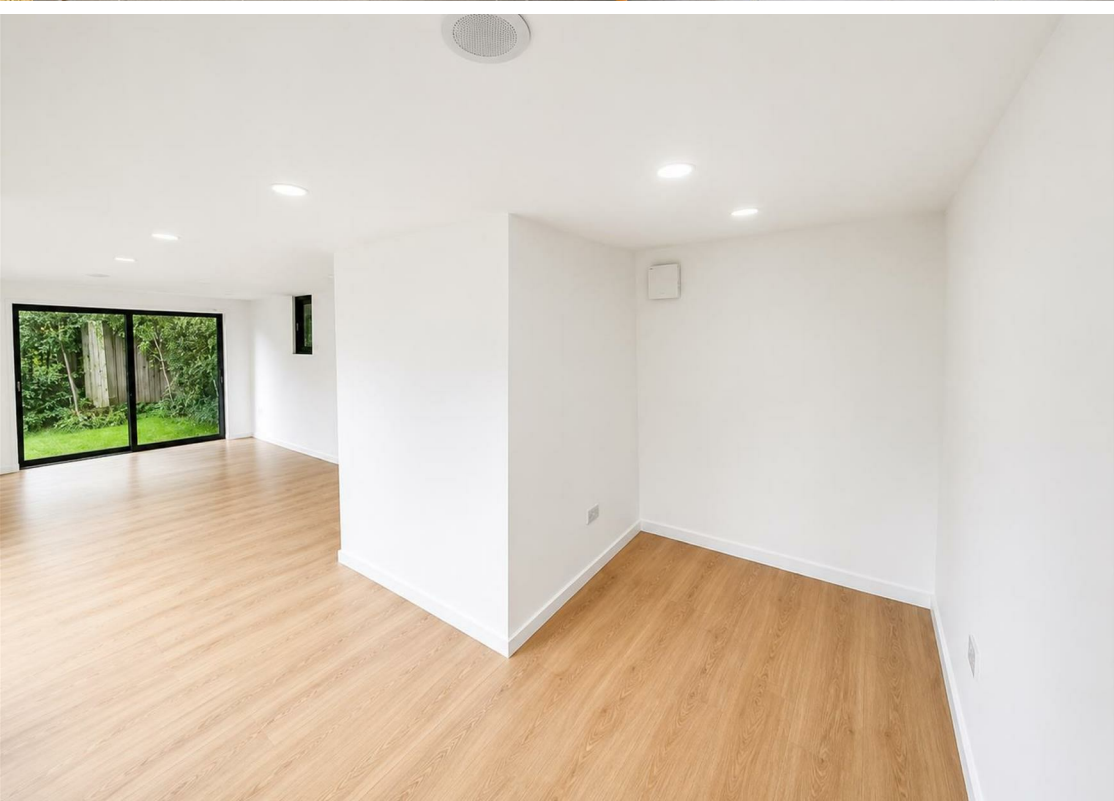
##### Rear Garden

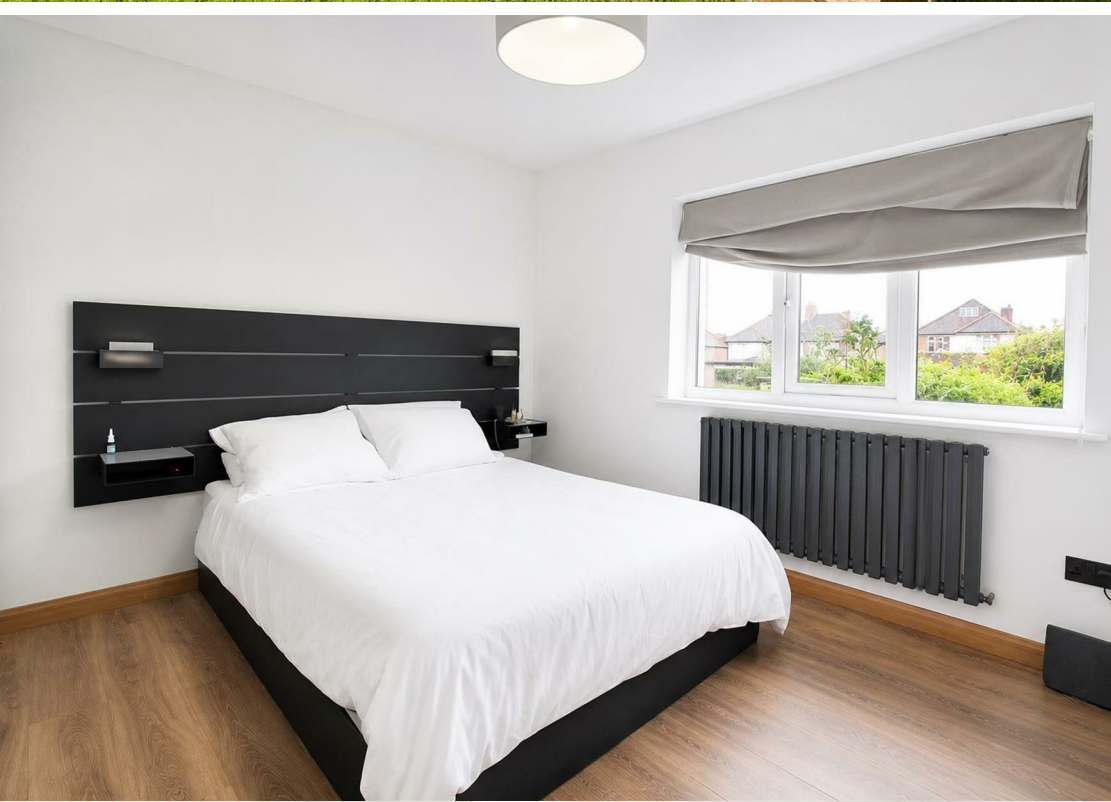
Well maintained garden, mainly laid to lawn, borders with shrubs and flowers, garden shed, a recently built outbuilding/garden room, spanning an impressive 290sqft, with a WC, power and light.

### 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.





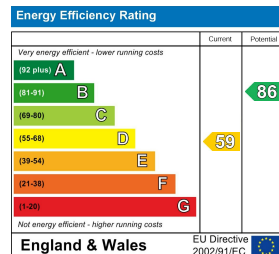




## Floor Plan



## Additional Information



## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.