



11 Egham Crescent, Cheam, Sutton, SM3 9AL

Offers over £660,000



**WH WATSON HOMES**  
Estate Agents

## 11 Egham Crescent, Cheam Sutton, SM3 9AL

### Overview

**SIMPLY STUNNING!!!!** Watson Homes Cheam are thrilled to offer this delightful semi-detached house offering a perfect blend of modern living and family comfort. Spanning an impressive 986 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is undoubtedly the extended modern open plan kitchen, dining area, and family room. This inviting space is ideal for family gatherings and social occasions, allowing for seamless interaction while cooking and dining. The convenience of a downstairs WC adds to the practicality of the layout, making it suitable for both family life and entertaining guests.

The property features three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The luxury bathroom suite is designed to offer a tranquil retreat, perfect for unwinding after a long day.

For those with vehicles, the property includes off-street parking for two vehicles, a valuable asset in this sought-after area. Additionally, the location is particularly appealing for families, as it is situated close to several highly regarded schools, making the morning school run a breeze.

This semi-detached house in Cheam is not just a home; it is a lifestyle choice, offering comfort, convenience, and a welcoming community atmosphere. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

# 11 Egham Crescent, Cheam Sutton, SM3 9AL

## Accommodation

### Covered entrance

Obscure UPVC double glazed front door to..

### Entrance hall

Obscure UPVC double glazed windows to front aspect, LVT herringbone flooring, modern radiator, under stairs storage cupboard.

### Lounge

UPVC double glazed bay window to front aspect, double panel radiator, feature panelled walls, LVT herringbone flooring.

### Open plan kitchen/diner/family room

#### Kitchen area

Range of fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid "Bosch" induction hob and extractor fan above, integrated dishwasher, integrated double oven/microwave, integrated wine cooler, integrated fridge, breakfast bar area with island and inlaid double butler sink with chrome mixer tap, pull out bin storage, LVT herringbone flooring.

#### Family area

LVT herringbone flooring, feature sky Lantern, modern radiator, double glazed sliding doors to rear aspect.

### Downstairs WC

Consisting of low-level push button flush WC, wood effect flooring, extractor fan, space and plumbing for washing machine and tumble dryer.

### Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, loft access with pull down ladder.

### Bedroom one

UPVC double glazed bay window to front aspect, fitted wardrobes, double panel radiator.

### Bedroom two

UPVC double glazed bay window to rear aspect, double panel radiator, feature panelled walls.

### Bedroom three

UPVC double glazed window to front aspect, double panel radiator.

## Bathroom

Luxury modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to front aspect.

### Rear garden (South Easterly aspect)

Approximately 80ft

Paved steps leading to artificial lawn section and further paved patio area, fence enclosed, outside lighting, garden shed, outside tap, gated side and rear access.

### Front

Hard resin driveway providing off street parking.

## 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.

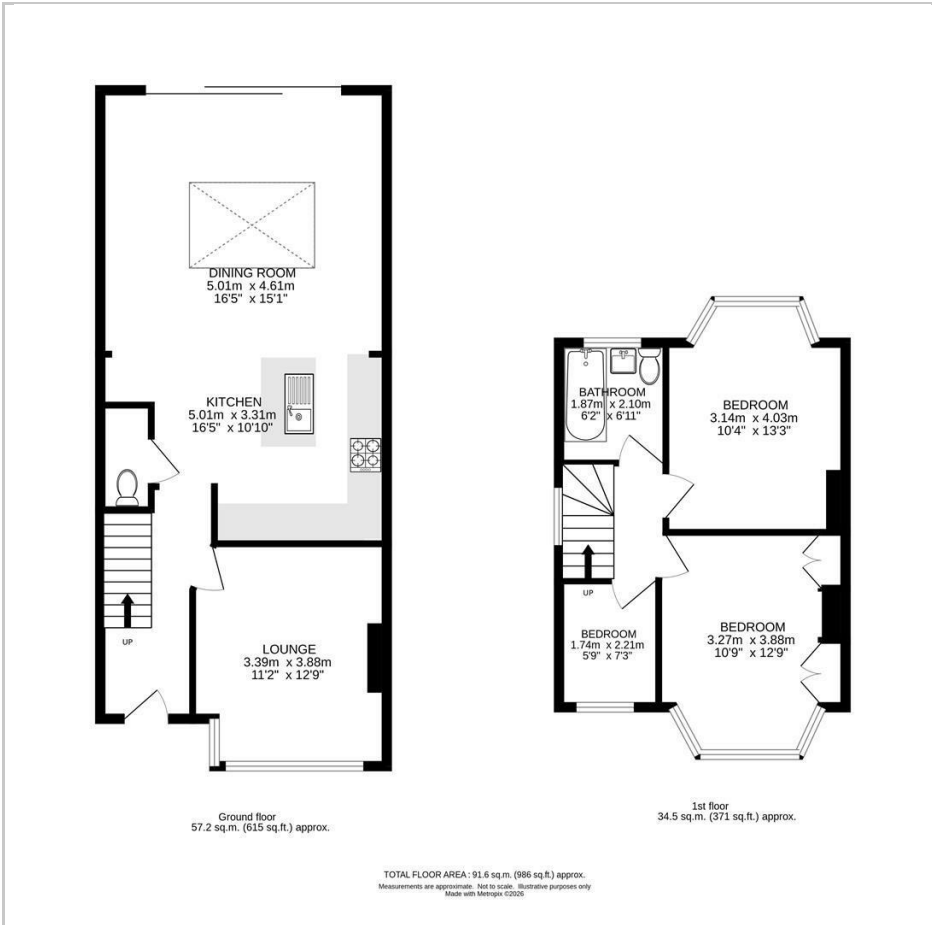






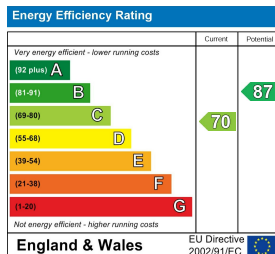


## Floor Plan



## Additional Information

- The loft is part boarded with a pull down ladder.
- Gas combi boiler 3 years old
- No parking restrictions
- Boundary fence - Left hand side
- Rear extension built 3 years ago
- Property rewired approximately 7 years ago



## Viewing

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

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.