



4 Stoughton Avenue, Cheam, Sutton, Surrey, SM3 8PQ

Offers over £700,000



WH WATSON HOMES  
Estate Agents

# 4 Stoughton Avenue, Cheam Sutton, SM3 8PQ

\*\*\* VENDOR SUITED\*\*\* Located in the charming area of Cheam, Sutton, this delightful mid-terraced house on Stoughton Avenue offers a perfect blend of comfort and convenience. Built in 1935, the property boasts a generous 1,206 square feet of living space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the large open-plan kitchen and dining area, which is perfect for family gatherings and social occasions. This well-designed layout ensures that the kitchen is both functional and a focal point for daily life.

The property features four spacious bedrooms, providing plenty of room for family members or guests. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

## Accommodation

Covered entrance

Part double glazed composite front door to..

Spacious entrance hall

Obscure UPVC double glazed window to front aspect, herringbone wood flooring, under stairs storage cupboards, wall mounted radiator.

Lounge (currently used as bedroom)

UPVC double glazed bay window to front aspect, feature cast iron fireplace, wood laminate flooring with underfloor heating, picture rail, coved ceiling, fitted shelving, wall mounted digital thermostat.

Kitchen/diner/family room

Range of fitted wooden wall units with matching cupboards and drawers below, granite worktops with inlaid butler sink and chrome mixer tap with hose attachment, space for large gas range cooker with extractor fan above, integrated microwave, integrated fridge/freezer, integrated wine coolers and dishwasher, herringbone wood flooring with underfloor heating, two feature skylights, integrated speaker system, double glazed bi folding doors to rear aspect and windows at side.

Utility room / downstairs WC

Consisting of low-level push button flush WC, granite work surfaces with in stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, fitted wall units, extractor fan.

Stairs to 1st floor landing

Bedroom two

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

Bedroom three

UPVC double glazed window to rear aspect, fitted wardrobe, single panel radiator.

Bedroom four

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

Bathroom

Consisting of tile cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, tiled flooring, tiled walls, heated

chrome towel rail, extractor fan, obscure UPVC double glazed window to rear aspect.

Stairs to 2nd floor

Velux window to front aspect

Main bedroom

Velux windows to front aspect and UPVC double glazed window to rear, single panel radiator, fitted wardrobes and dressing table, access to eaves storage.

Ensuite bathroom

Comprising panel enclosed bath with brushed gold mixer tap and thermostatic shower, wash hand basin with mixer tap, low-level push button flush WC, tiled flooring, part tiled walls, heated towel rail, UPVC double glazed window to rear aspect, integrated speaker system.

Rear garden

Approximately 50ft

Large paved patio area leading to further seating section and raised decking, pergola, flowerbeds with sleepers bordering, fence enclosed, outside power supply.

Detached log cabin

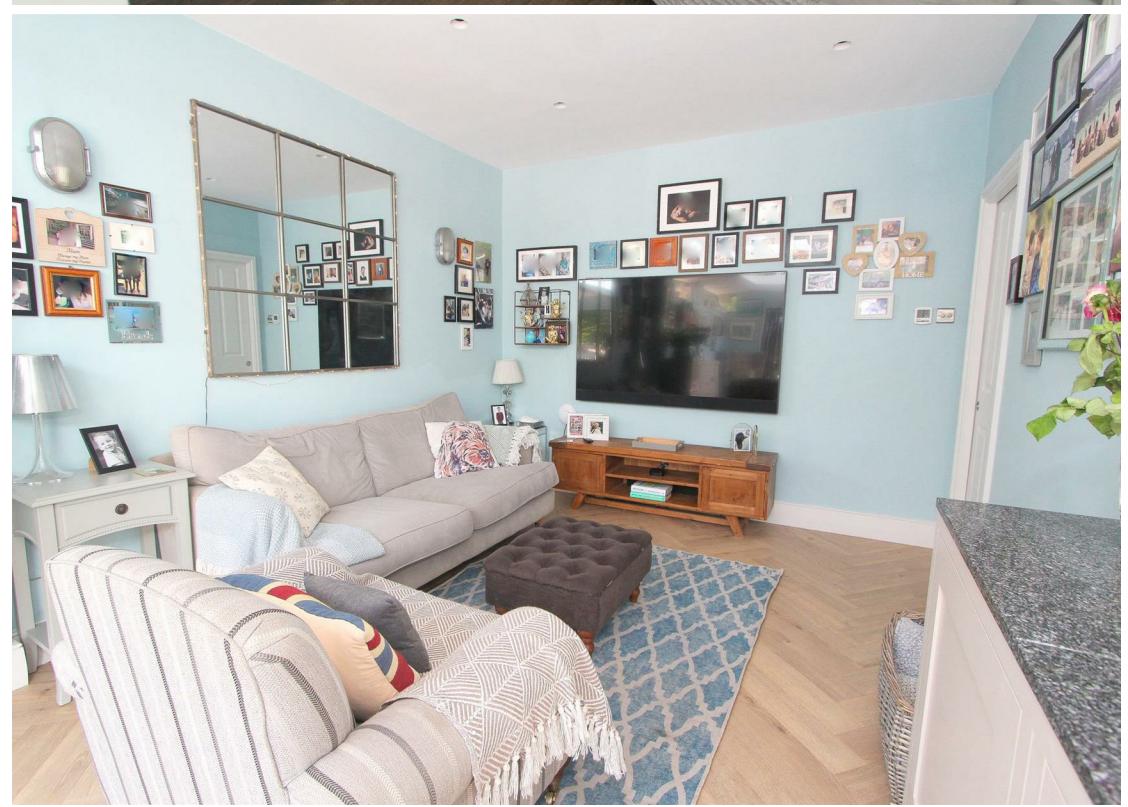
Power & light.

Front

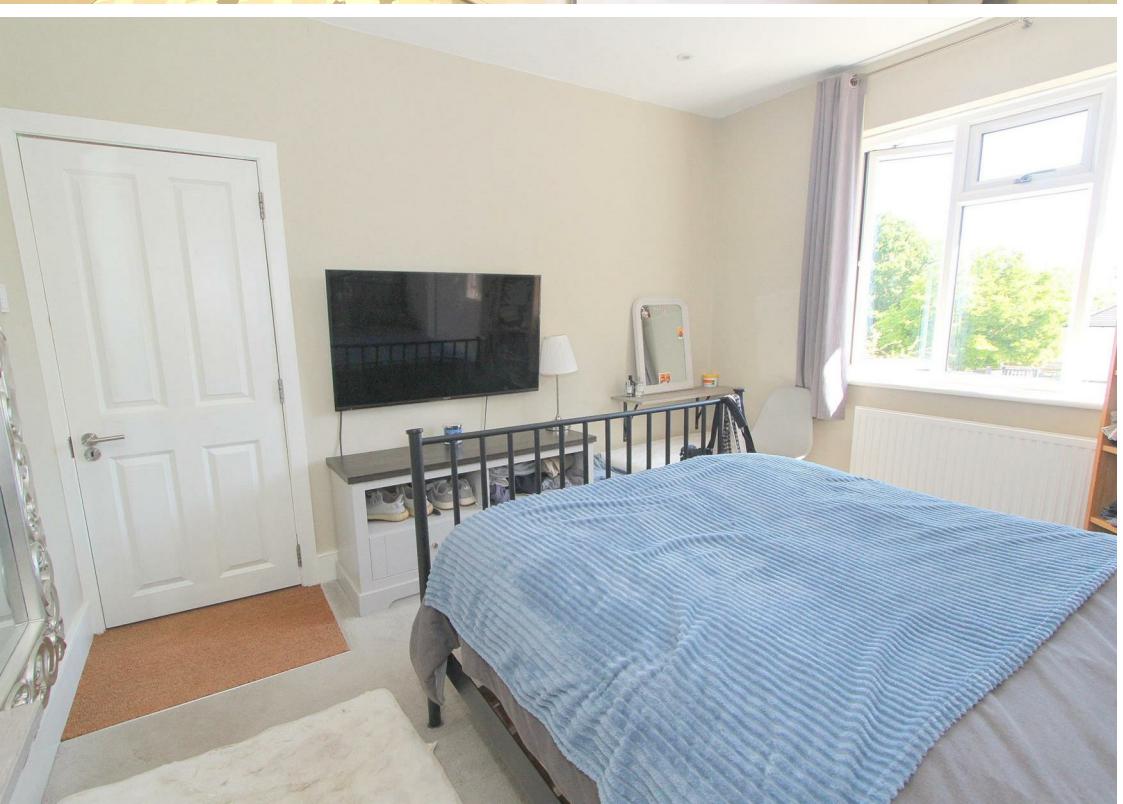
Block paved driveway providing off street parking.

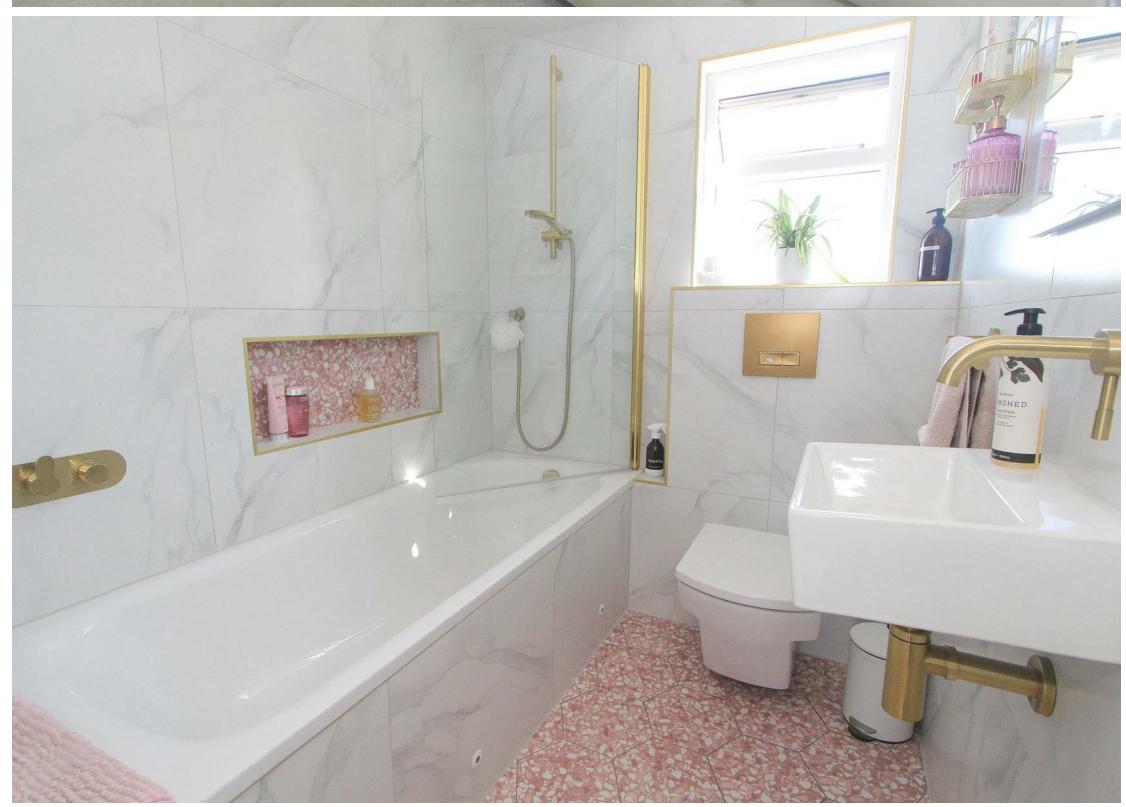
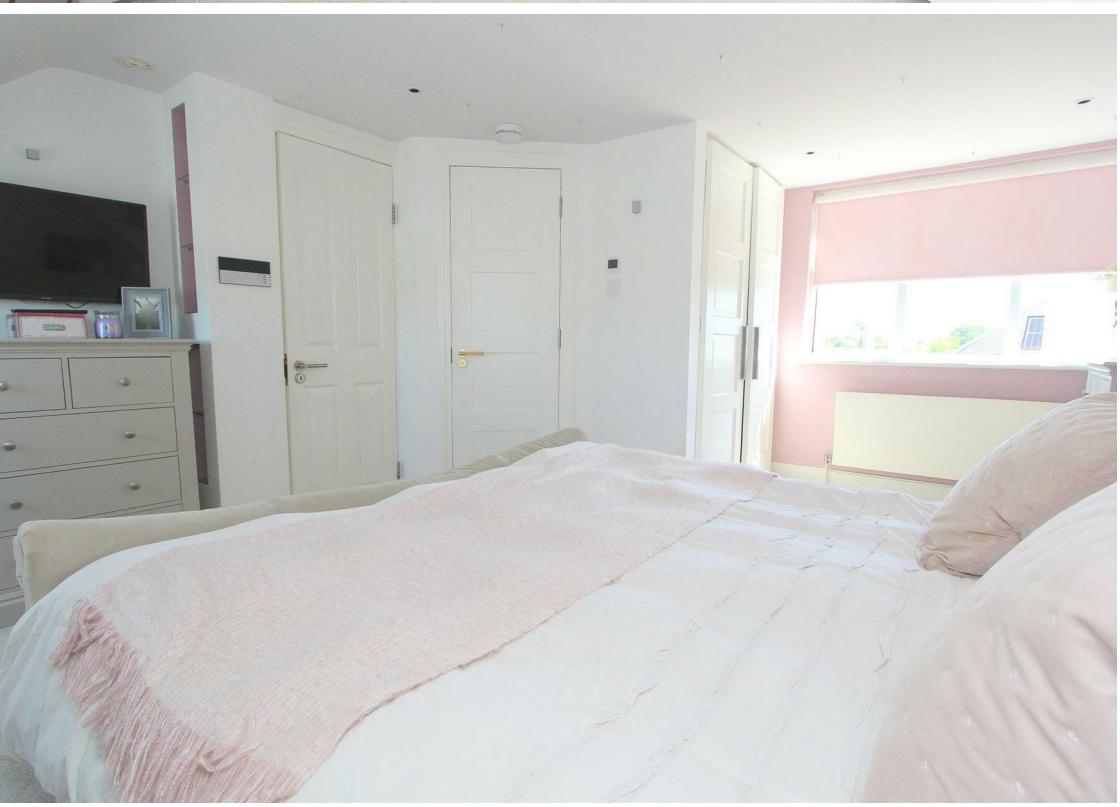
## BUYER'S INFORMATION

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.

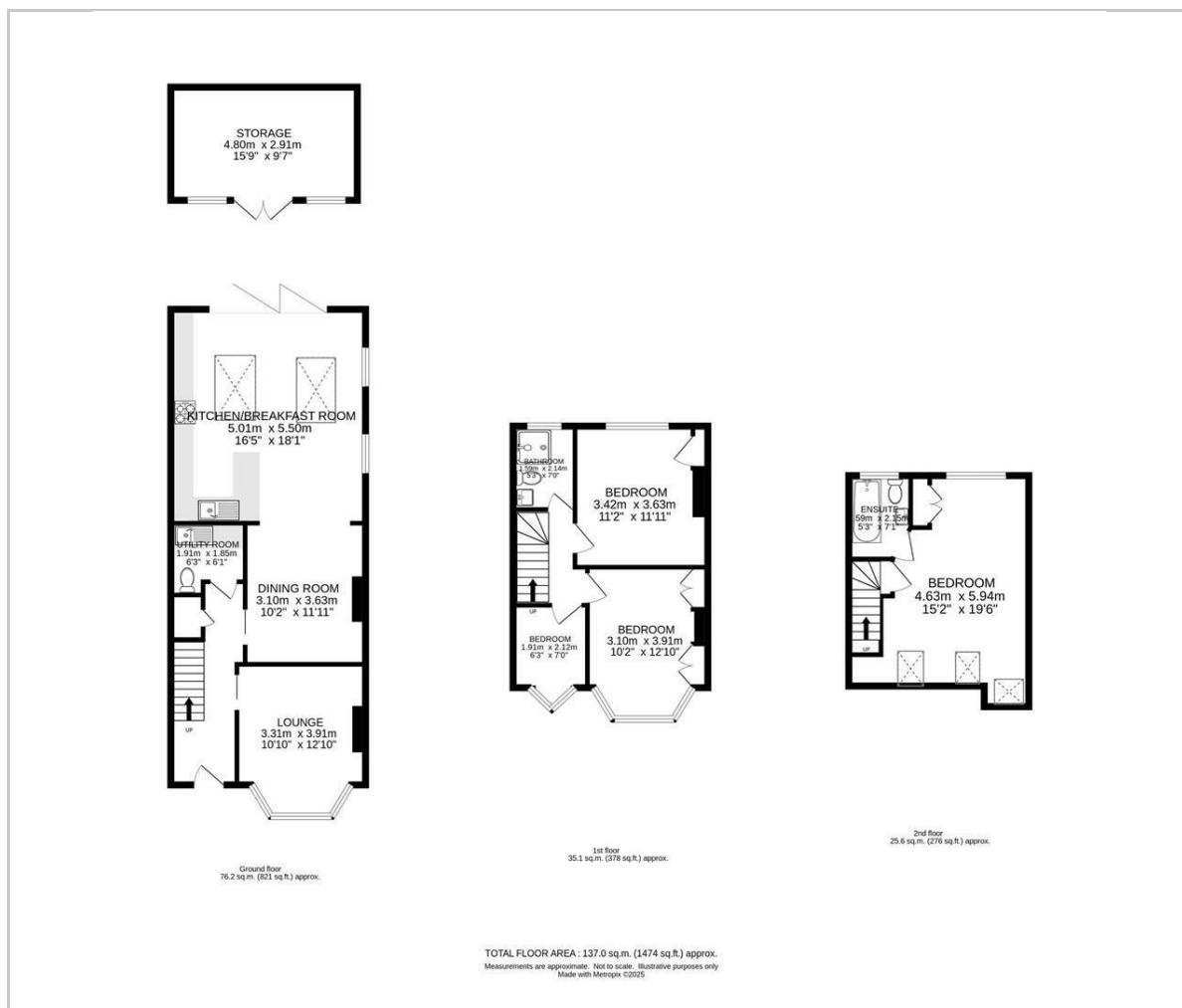




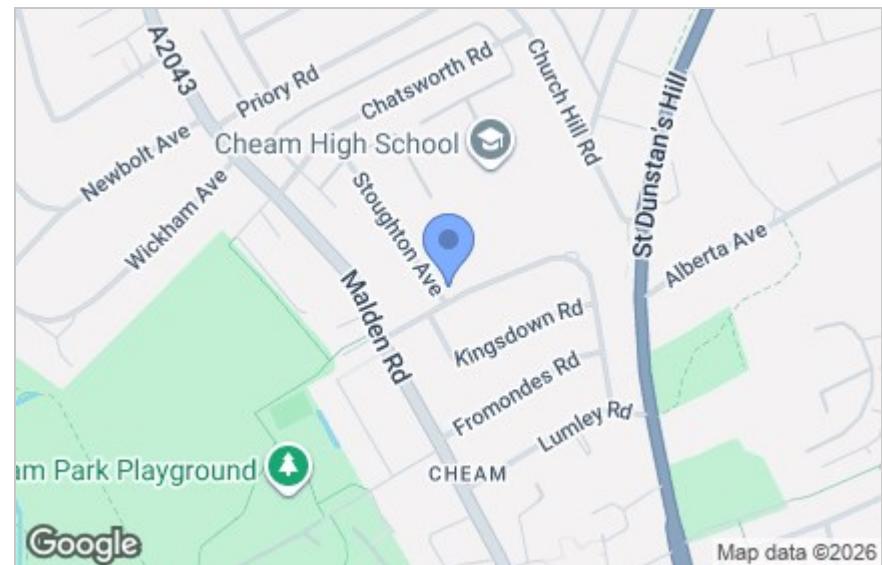




## Floor Plan



## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         | 72                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.