



118 Northey Avenue, Cheam, Sutton, SM2 7HJ

Guide price £725,000



WH WATSON HOMES
Estate Agents

118 Northey Avenue, Cheam Sutton, SM2 7HJ

*** NO ONWARD CHAIN *** Watson Homes are delighted to offer this pretty three bedroom semi detached family home. The property is situated on a bold corner plot offering fantastic scope to extend s.t.p.p, as well as benefitting from a detached garage to the rear and a spacious front garden.

Families will love the proximity to esteemed schools such as Nonsuch Girls and Cuddington Croft, as well as the easy access to transport links, including Cheam and Ewell East mainline train station, offering direct routes to London Victoria and London Bridge. Don't miss out on the opportunity to make this extraordinary property your new family home!.

Accommodation

Covered entrance

Obscure part double glazed composite front door to..

Entrance hall

Herringbone wood block flooring, under stairs storage cupboard and further large storage cupboard, single panel radiator.

Lounge/diner

Herringbone wood block flooring, single panelled and double panel radiators, open fireplace, UPVC double glazed window and doors to rear aspect open plan to..

Kitchen

Range fitted wooden wall units with matching cupboards and drawers below, worktops with inset stainless steel sink and chrome mixer tap, inlaid hob with oven/grill below and extractor fan above, integrated fridge and freezer, integrated washing machine, cupboard housing “Worcester“ combination boiler, UPVC double glazed window to front aspect and door to side, tiled flooring.

Conservatory

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

Downstairs shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, glazed windows to side and front aspects.

Stairs to 1st floor landing

Loft access

Bedroom one

UPVC double glazed windows to side and rear aspects, fitted wardrobe panel radiator.

Bedroom two

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

Bedroom three

UPVC double glazed windows to side and front aspects, double panel radiator.

Bathroom

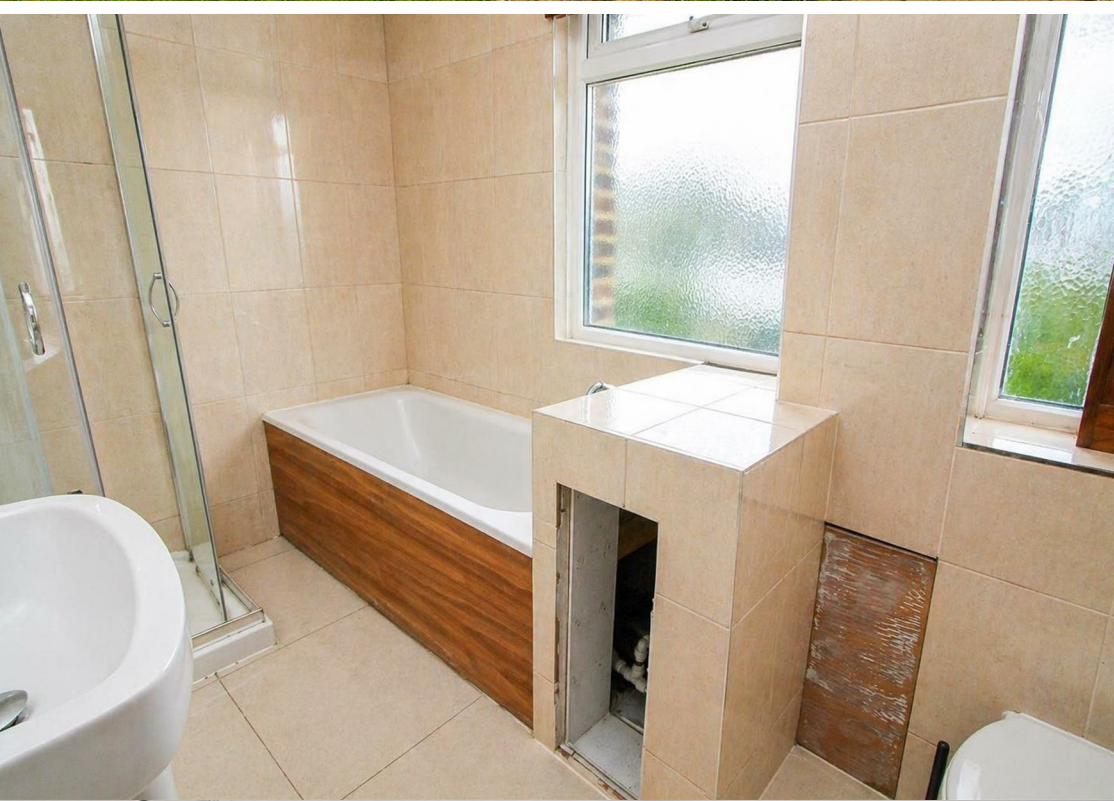
Four piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, tiled cubicle with thermostat shower, pedestal wash hand basin with chrome mixer tap, low level push button flush WC, tiled flooring, single panel radiator, obscure UPVC double glazed windows to front aspect.

Ray Garden – approximately 70ft (South facing) Paved patio area leading to lawn section with mature shrubs bordering, fish pond, fence enclosed summer house and storage sheds, detached garage with gated rear vehicular access.

Detached cabin

With power and light and double glazed windows to front side and rear aspects.







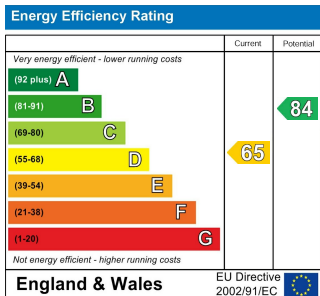


Floor Plan



Additional Information

The property has a partly boarded loft, no loft ladder.
 The loft is Insulated.
 The combi boiler is 2 years old.
 The property was rewired 2 years ago.
 The seller lives at the property and is vacating with no onward chain.
 The property was previously a rental.
 The owner believes the boundary fence is Left / Rear. (looking from road).
 The garden faces south.



Viewing

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

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