



Flat 26, Grebe Court Sandpiper Road, Cheam, Sutton, SM1 2UF



Guide price £400,000

**WH WATSON HOMES**  
Estate Agents

Watson Homes are delighted to offer this beautifully presented and generously proportioned three-bedroom, two-bathroom converted apartment, situated on the second floor within the highly sought-after Shearwater development.

The property offers a spacious lounge/dining area, a fitted kitchen, and a well-appointed en-suite shower room and also benefits from allocated parking and ample visitor parking.

Located just a short walk to Cheam Village, as well being to close to an abundance of shops, transport links and sought after school. For the commuters West Sutton station is only a five minute walk away with direct access to London Blackfriars and Wimbledon.

Accommodation

Security entry phone system and door to...

Communal entrance, stairs to second floor, front door to...

Living room / Dining room  
Fitted carpet, UPVC double glazed windows, radiator.

Kitchen  
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, oven with gas hob and extractor fan above, space for dishwasher, space for washing machine, space for fridge freezer, Worcester Bosch combination boiler, UPVC double glazed window, tiled flooring, part tiled walls.

Bedroom one  
Fitted carpet, UPVC double glazed window, radiator.

En-suite shower room  
Enclosed shower cubicle with thermostatic shower, low-level flush WC, pedestal wash basin with chrome mixer tap, wall mounted mirrored cupboard, tiled flooring, part tiled walls, UPVC double glazed window.

Bedroom two  
Fitted carpet, UPVC double glazed window.

Bathroom  
Three-piece suite comprising panel enclosed bath and shower attachment, pedestal

wash hand basin with chrome mixer tap, low-level flush WC, wall mounted mirrored cupboard, tiled flooring, part tiled walls.

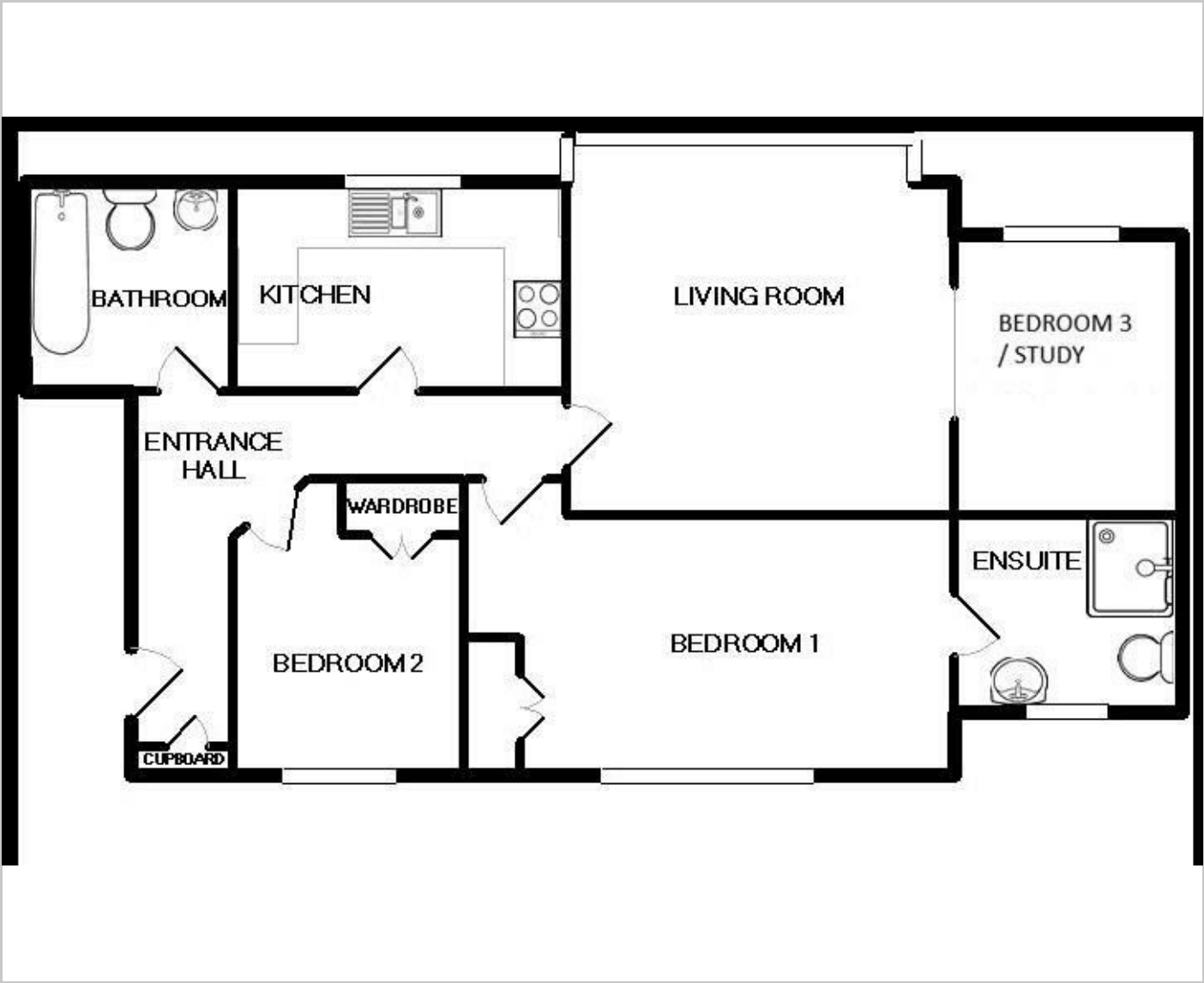
Outside  
Well kept communal grounds, allocated & visitors parking.

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

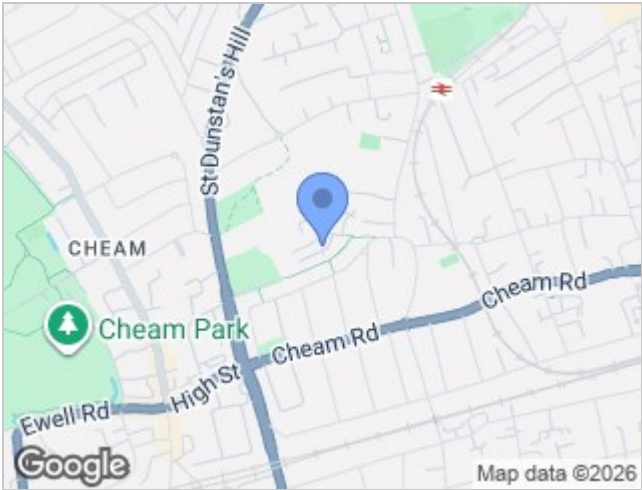




Floor Plans



Area Map



Energy Performance Graph

