



50 Priory Avenue, Cheam, Sutton, SM3 8LX

£775,000



**WH WATSON HOMES**  
Estate Agents

## 50 Priory Avenue, Cheam Sutton, SM3 8LX

Watson Homes are delighted to offer this STUNNING four bedroom extended family home. The property benefits from a wealth of accommodation including a 20ft kitchen/diner/family room, a utility room, a downstairs WC, a four piece bathroom suite, an en suite shower, a detached cabin and off street parking.

Priory Avenue is ideally positioned for family living, with 17 local schools all within a one-mile radius. Cheam National Rail station is just 0.8 miles away, offering direct links to Balham (Northern Line), Clapham Junction, London Bridge and London Victoria. Both Cheam Village and North Cheam are nearby, providing a diverse selection of shops, restaurants and local businesses. Cheam Leisure Centre, along with Nonsuch Park and Cheam Park, are also conveniently close by.

### Accommodation

Obscure UPVC double glazed entrance porch. Part glazed wooden front door to..

#### Spacious Entrance Hall

Vinyl wood effect flooring, double panel radiator, UPVC double glazed window to front aspect, under stairs storage cupboard, coved ceiling.

#### Dining Room

UPVC double glazed bay window to front aspect, double panel radiator, fitted storage cupboard, gas fireplace with stone surround, coved ceiling.

#### Open Plan Kitchen/Diner/Family Room

Modern range of fitted wall units with matching cupboards and drawers below, Quartz worktops, kitchen island with breakfast bar and inlaid sink with Quooker (Instant boiling water) mixer tap, wine cooler, integrated dishwasher, space for large gas range cooker with extractor fan above, space for American style fridge/freezer, feature skylight, wall mounted air-conditioning unit, double glazed bifold doors to rear aspect, vinyl wood effect flooring with underfloor heating, integrated speaker system.

#### Utility Room

Range of wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, tiled splash back, extractor fan, vinyl wood effect flooring.

#### Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, vinyl wood effect flooring, tiled walls, extractor fan.

#### Stairs to 1st floor landing

#### Bedroom Two

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

#### Bedroom Three

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

#### Bedroom Four

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

### Bathroom

Spacious four piece suite consisting of tiled walk in cubicle with thermostatic shower and hand shower attachment, panel enclosed bath with chrome mixer tap and hand shower attachment, vanity unit with wash hand basin, chrome mixer tap with low-level push button flush WC at side, tiled flooring, tiled walls, extractor fan, integrated speaker system, heated chrome towel rail, obscure UPVC double glazed window to rear aspect.

#### Stairs to 2nd floor

Velux window to front aspect, built in storage cupboard.

#### Main bedroom

UPVC double glazed doors to rear, Juliet balcony, large Velux window to front aspect, built in eaves storage and fitted wardrobes, wall mounted air-conditioning unit.

#### En-Suite Shower Room

Luxury suite consisting of tiled walk in cubicle with thermostatic shower and hand shower attachment, wash hand basin with storage cupboards below and mixer tap, low-level push button flush WC, heated towel rail, extractor fan, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

#### Rear Garden - South facing aspect - approximately 70ft

Large Indian sandstone paved patio area leading to artificial lawn section with raised flowerbeds at side, fence enclosed, feature BBQ area with large grill and inlaid sink with mixer tap, outside hot and cold tap.

#### Detached Cabin

UPVC double glazed windows and doors at front, power and light with air conditioning and speaker system, bar area.

#### 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

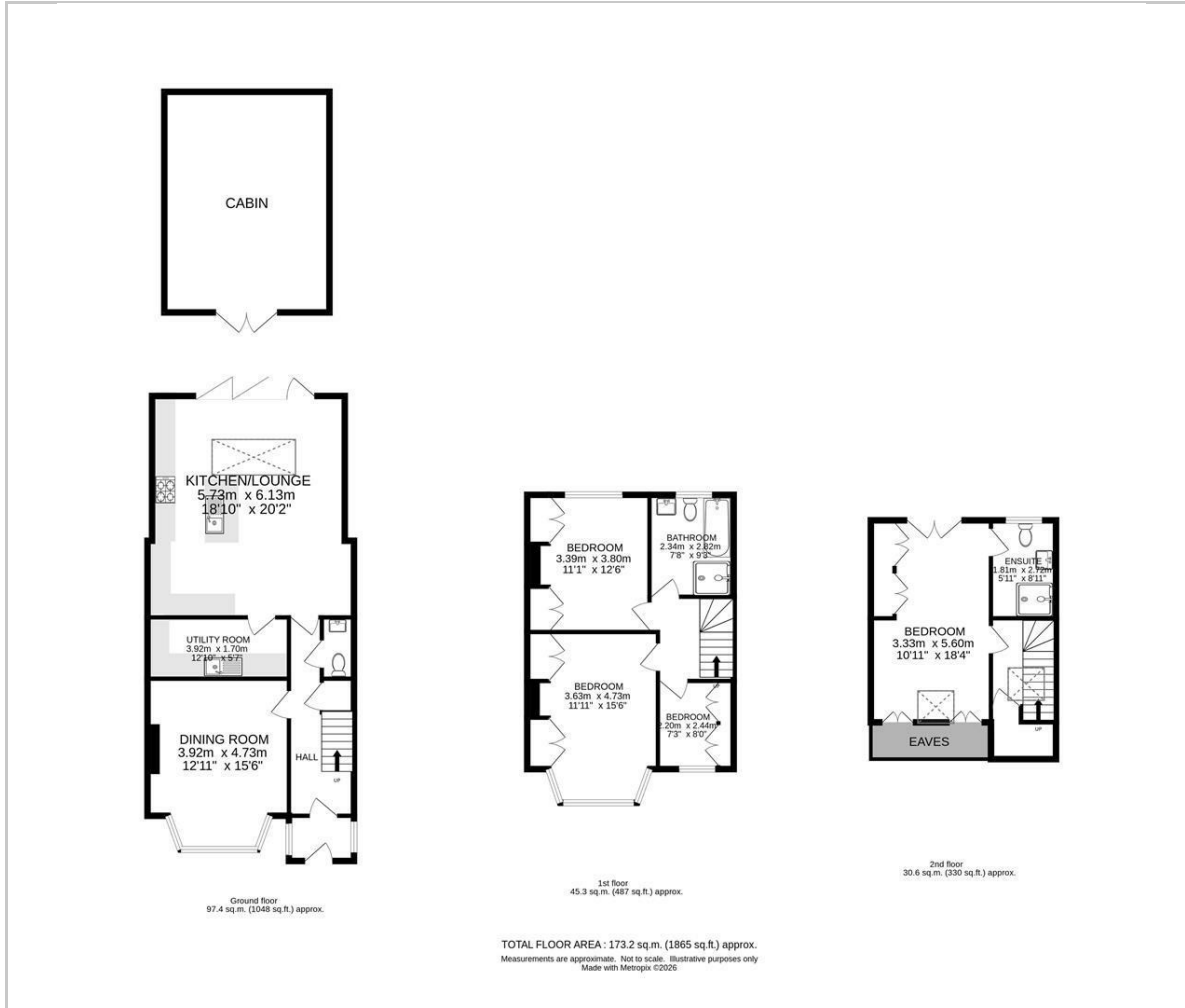




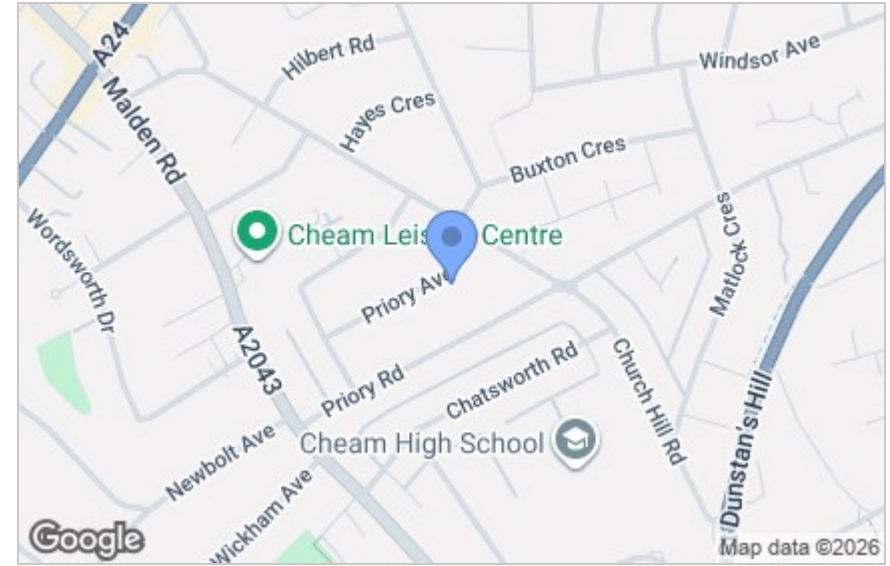




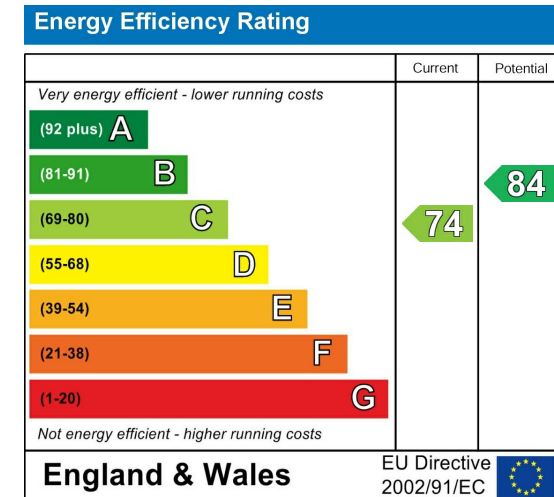
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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