



Flat 1, 20 Derby Road, Cheam, Sutton, SM1 2BL



Guide price £345,000

WH WATSON HOMES
Estate Agents

Nestled on the picturesque Derby Road in Cheam, Sutton, this charming flat conversion offers a delightful blend of original features and modern living. Built in the 1920s, the property boasts a spacious 817 square feet of well-appointed living space, making it an ideal home for individuals or small families.

The flat comprises two comfortable bedrooms, providing ample space for rest and relaxation. The well-designed bathroom ensures convenience and comfort for daily routines.

One of the standout features of this property is its stunning large rear garden, a rare find in a flat conversion. This outdoor space is perfect for enjoying the fresh air, gardening, or hosting summer gatherings. Additionally, the property benefits from parking for one vehicle, adding to the convenience of urban living.

Situated on a quiet, tree-lined road, this home offers a peaceful retreat while remaining close to local transport links and amenities. Residents will appreciate the ease of access to shops, schools, and recreational facilities, making it an ideal location for those seeking a balanced lifestyle.

With a long lease in place, this flat presents a fantastic opportunity for both first-time buyers and investors alike. Do not miss the chance to own a piece of history in this charming 1920s property, where original features meet modern comfort in a desirable location.

Accommodation

Front Driveway:

The property is fronted by a spacious gravel driveway, framed by a low orange brick wall. A white wooden bin shed sits to the left of the main entrance. The entrance itself features a distinctive blue wooden front door with a Victorian-style glass panel window, complemented by an additional matching glass panel on the left side.

Hallway:

Entering through a grey wooden front door with a Victorian-inspired glass pane, you're welcomed by classic black-and-white Victorian tiled flooring. The lower section of the left-hand wall is finished with dark grey panelling, and the hallway is accented with tall grey skirting boards. A white wooden door on the left leads to a generous storage cupboard.

Master Bedroom:

Accessed via a white wooden door with a silver handle, this spacious room boasts a large double-glazed bay window that allows for abundant natural light. A striking black iron fireplace with a black marble surround serves as the room's focal point. Decorative panelling trims the ceiling, including detailed coving around the central ceiling light fixture.

Second Bedroom:

This bright and airy room features white laminate flooring and a white wooden door with a silver handle. A double-glazed bay window provides plenty of light, and two compact double radiators ensure year-round comfort.

Kitchen:

An open archway leads into the well-equipped kitchen, which includes a double-glazed window on the left side of the rear wall. The space features a built-in oven with a gas hob above and an overhead extractor fan. Also included are an integrated microwave, fridge, and dishwasher. A white ceramic sink with a silver mixer tap sits beneath the window. The kitchen is fitted with large grey ceramic floor tiles and taupe shaker-style cabinets with brushed chrome handles, including two wall-mounted units with glass fronts. Under-cabinet lighting and glossy grey backsplash tiles complete the modern yet classic look.

Lounge:

A sleek glass door with a black frame opens into the lounge, which is finished with real wood flooring and wooden wall panelling on the left side. A dark grey chrome radiator is mounted on the right wall. Ceiling spotlights add contemporary lighting, while a black composite double-glazed door opens directly to the garden. An open archway connects the lounge to a utility area, providing space and plumbing for a washing machine and tumble dryer.

Bathroom:

The bathroom is accessed via a white panelled wooden door with a silver handle. It features grey Victorian-style flooring and full-height light grey ceramic wall tiles. A white bathtub is fitted with both a chrome overhead mixer shower and a handheld attachment. There are two frosted double-glazed windows—one large on the right wall and a smaller one on the rear—allowing natural light while maintaining privacy. The suite includes a white ceramic Savoy sink with silver taps and a toilet with a grey seat. A Victorian-style heated towel radiator is mounted on the left wall.

Rear Garden:

The private rear garden features a spacious patio area and a well-kept artificial lawn. Wooden planters with a stone-effect finish add a decorative touch.

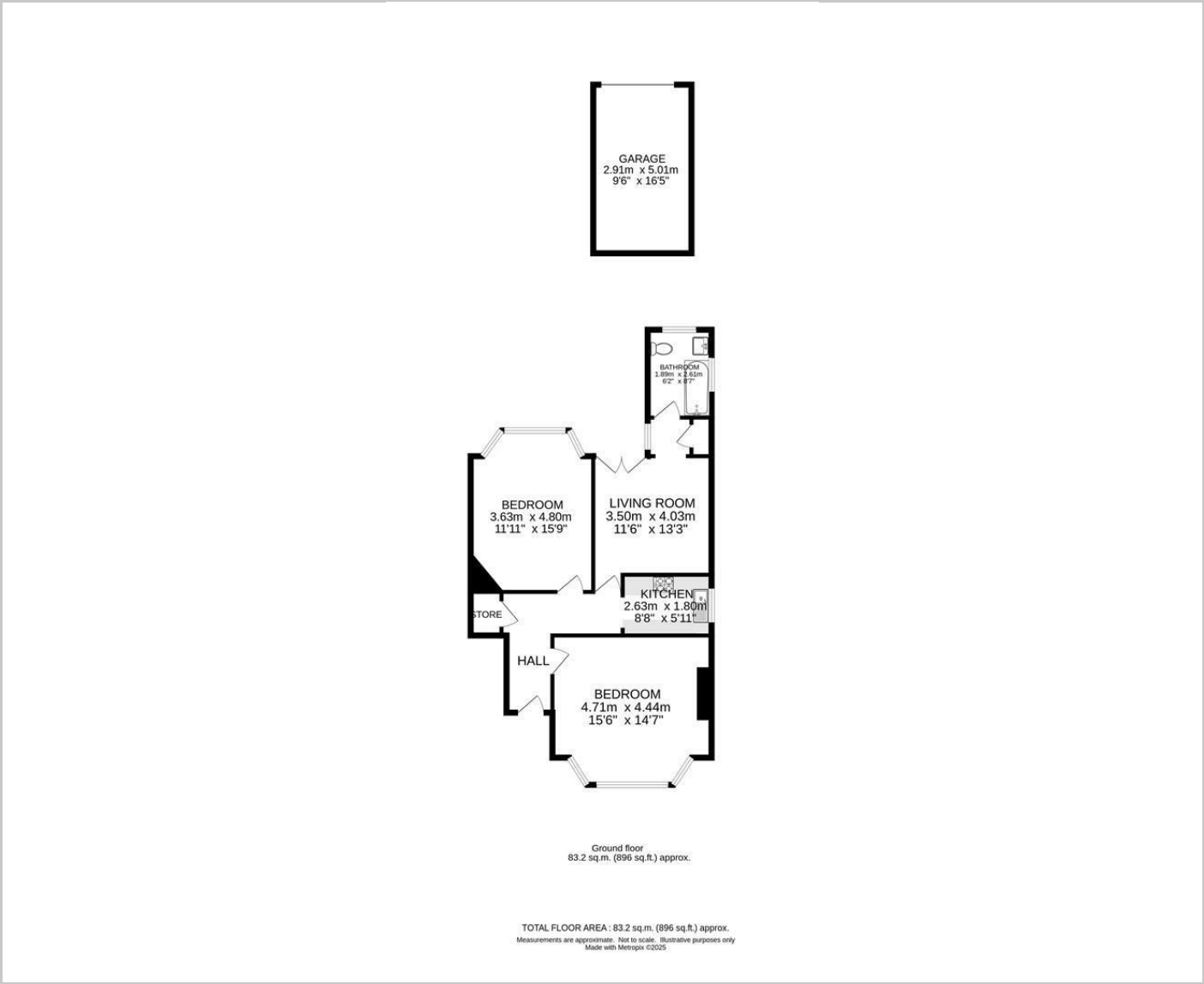
A private garage is located at the rear of the property, accessible via the garden and also the parallel road.

BUYER'S INFORMATION

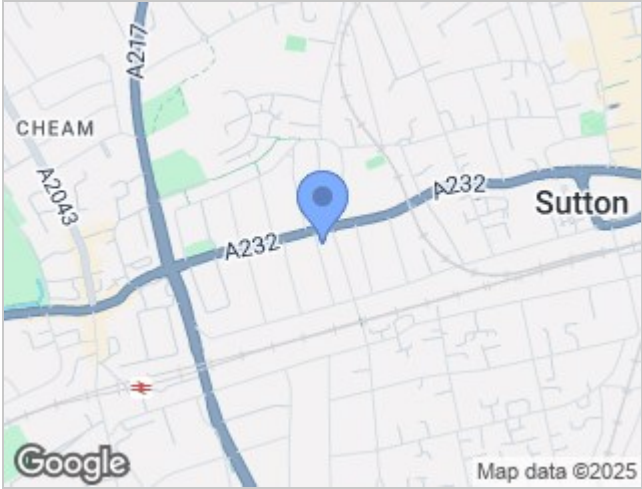
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks 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

