

4 Alma Crescent, Cheam, Sutton, SM1 2LN



Offers over £625,000

**WH WATSON HOMES**  
Estate Agents



# 4 Alma Crescent

Cheam Sutton, SM1 2LN  
Offers over £625,000

Watson Homes are delighted to offer this four bedroom detached family home, set back in popular no through road. The property benefits from spacious open plan living, a modern kitchen and bathroom, a pretty rear garden, and a large frontage with off street parking.

Alma Crescent is within walking distance to both Cheam and Sutton mainline train stations, offering easy access to London and beyond. Additionally, the area is renowned for its excellent local schooling, making it an ideal choice for families with children.



## Accommodation

Covered entrance  
Obscure glazed composite front door to..

Entrance hall  
Wood flooring, modern radiator, obscure double glazed window to side aspect.

Lounge/diner  
Lounge area:  
Double glaze leaded light bay window to front aspect wood flooring, two modern radiators, open plan to..  
Dining area:  
UPVC double glazed sliding door to rear aspect, wood flooring, modern radiator, wall lights, doorway to..

Kitchen  
Modern range of fitted wall units with matching cupboards and drawers below, granite effect worktops with inlaid "Blanco" sink and chrome mixer tap, inlaid "Bosch"







induction hob with extractor fan above, integrated oven/grill, space for tall standing fridge/freezer, integrated washing machine, space and plumbing for dishwasher and tumble dryer, double glazed leaded light window to rear aspect and UPVC double glazed window to side.

#### Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, fitted storage cupboards, heated chrome towel rail.

#### Stairs to 1st floor landing

Loft access, double glazed leaded light window to side aspect, storage recess housing hot water tank.

#### Bedroom one

Double glazed leaded light window to front aspect, double panel radiator, wall lights.

#### Bedroom two

Double glaze leaded light window to rear aspect, double panel.

#### Bedroom three

Double glazed leaded light window to side aspect, double panel radiator.

#### Bedroom four

Double glazed leaded light window to rear aspect, double panel radiator, storage recess.

#### Bathroom

Modern three-piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated towel rail, extractor fan, obscure double glazed window to side aspect, herringbone wood effect flooring, part tiled walls.

#### Rear garden (East facing)

Approximately 50ft

Paved patio area and footpath to rear, mainly laid to lawn with mature shrubs bordering, fence enclosed, gated side access, outside tap and power supply.

#### Front

Driveway providing off street parking with lawn area and hedge and flower beds bordering.

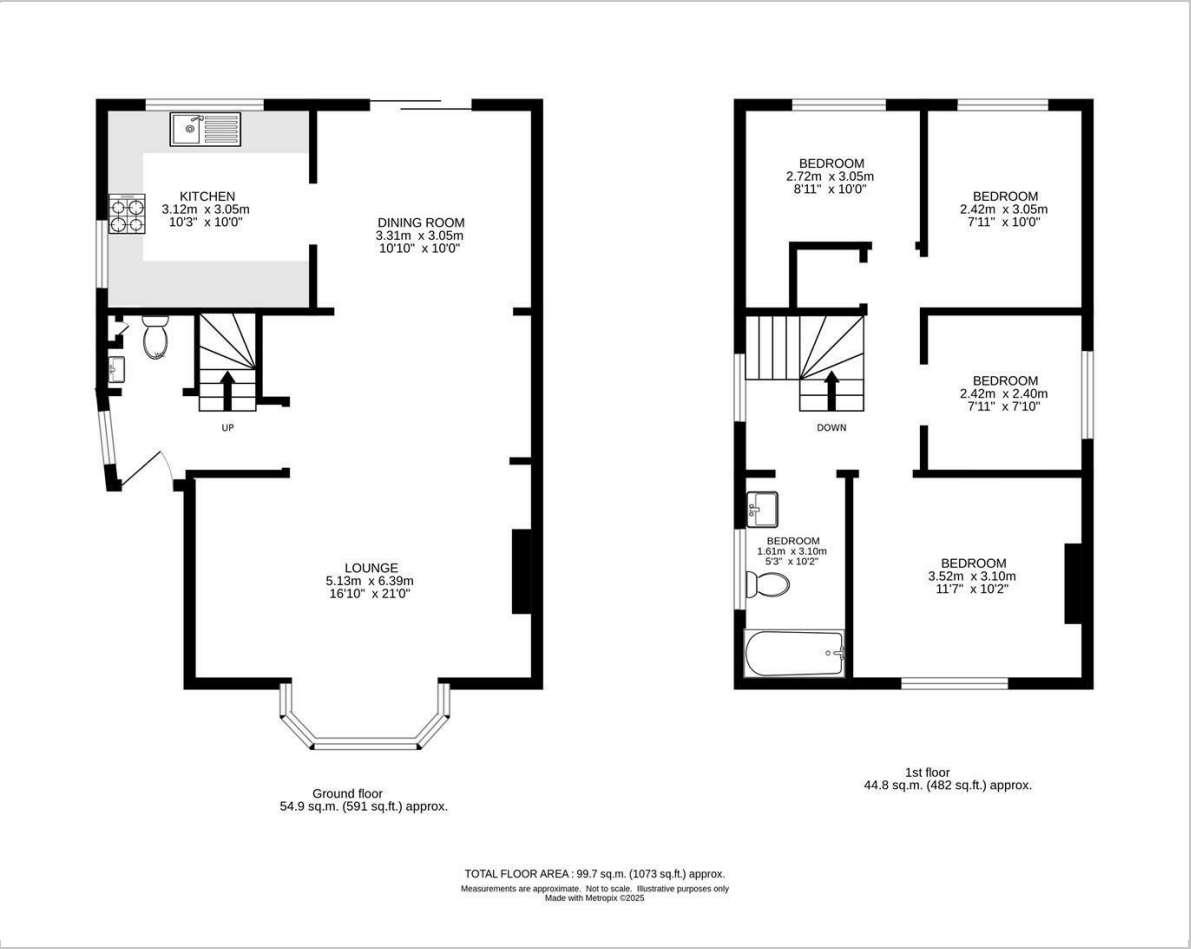
#### BUYER'S INFORMATION

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

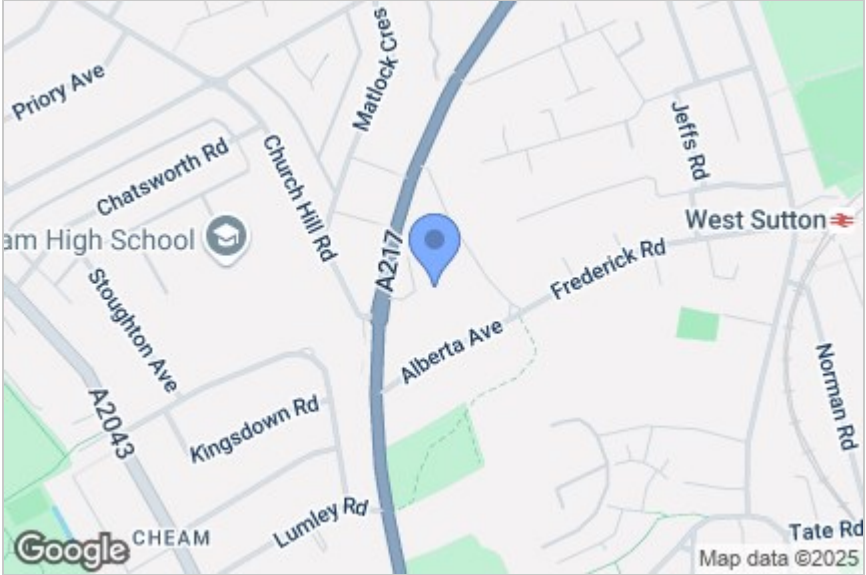


Viewing

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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Area Map



Energy Efficiency Graph

