



Woodcroft Cuddington Way, Cheam, Sutton, SM2 7JE

Guide price £750,000



WH WATSON HOMES
Estate Agents

Woodcroft Cuddington Way, Cheam Sutton, SM2 7JE

Overview

Watson Homes are delighted to offer this rare chance to acquire a three bedroom detached bungalow, offered to the market with no onward chain. The property benefits from a 23ft lounge/diner, a detached garage, a 200ft rear garden and a large frontage.

With its expansive outdoor space, this unique home presents a rare opportunity to enjoy tranquil living while remaining within easy reach of local amenities and transport links. The A217 gives access to the M25 (Jct.8) which is approximately 5 miles away. There are a number of well-regarded schools for all age groups in the vicinity, as well as being just a stones throw way from Cuddington Golf Club.

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Accommodation

Wooden front door to..

Spacious entrance hall

Wood block flooring, single panel radiator, meter cupboard.

Lounge/diner

Double glazed sliding door to rear aspect, glazed window to front and feature stained glass windows at side, open fireplace with brick surround, two double panel radiators, wood block flooring, coved ceiling.

Kitchen

Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, gas hob, integrated oven, space and plumbing for washing machine, glazed window to rear aspect, single panel radiator, leading to..

Breakfast room

Glazed windows to side and rear aspects and sliding door to garden, fitted storage cupboards and wooden worktops, wall mounted boiler.

Bedroom one

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

Bedroom two

Double glazed window to side aspect, single panel radiator.

Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome taps, low-level flush WC, single panel radiator, obscure double glazed windows to side aspect.

Stairs to loft space

Bedroom three

Triple aspect, Velux windows to both sides and rear aspects, access to eaves storage.

Rear garden - approximately 200ft (Westerly aspect) Paved patio area and footpath to rear, mainly laid to lawn, mature shrubs bordering, garden shed, gated side access, fence enclosed.

Detached garage at side

Up/over door at front.

Front

Large driveway providing off street parking for several vehicles with lawn sections and hedge and brick wall borders.

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

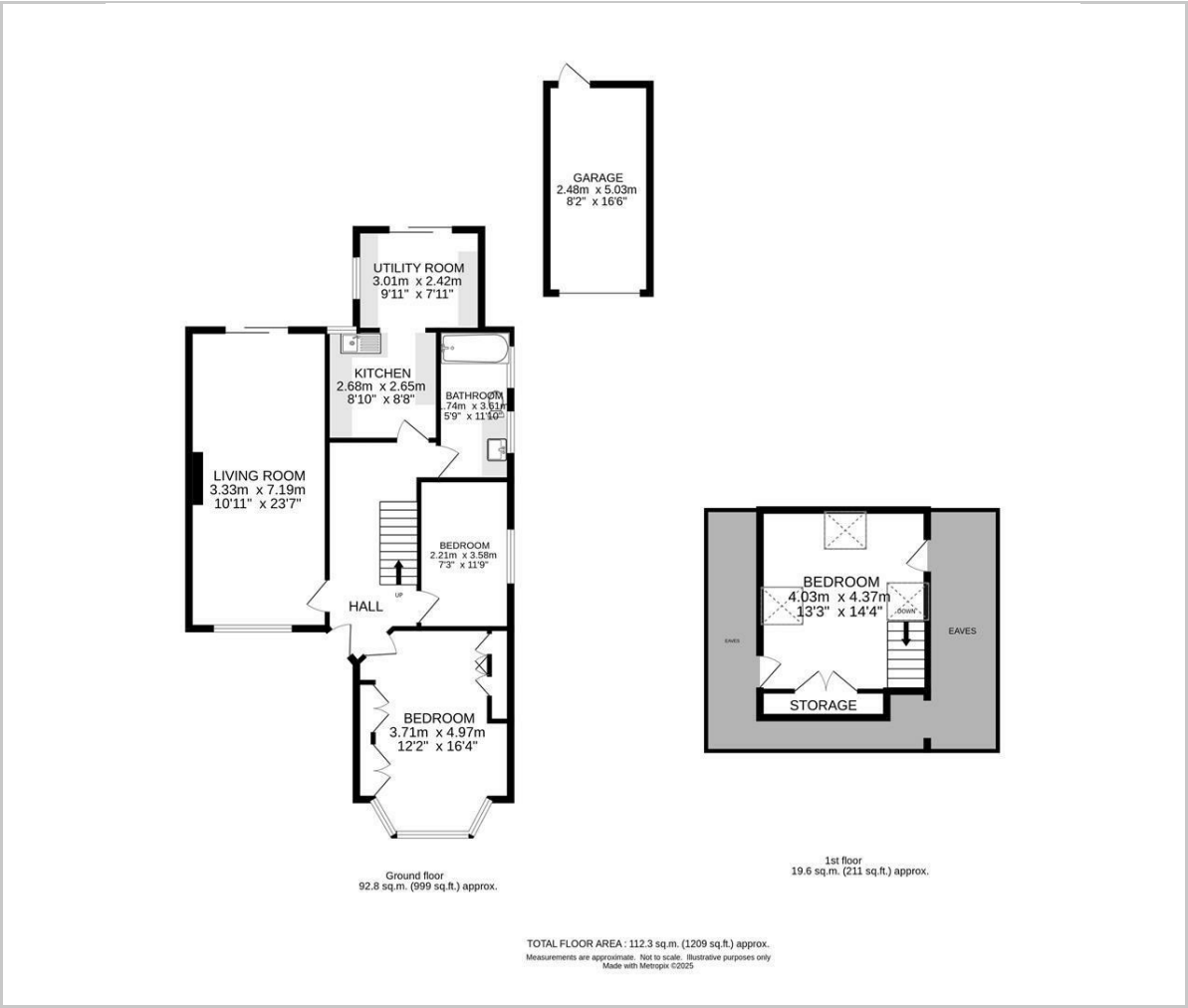








Floor Plan



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.

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

Area Map



Energy Efficiency Graph

