



90 Windsor Avenue, Cheam, Sutton, SM3 9RY



Offers in excess of
£565,000

WH WATSON HOMES
Estate Agents

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*** NO ONWARD CHAIN *** Located on the desirable Windsor Avenue, this charming terraced house in Cheam, Sutton, offers a delightful modern appeal, making it an ideal family home. The property features two inviting reception rooms that provide ample space for relaxation and entertainment. With three well-proportioned bedrooms, this home is perfect for families seeking comfort and convenience.

The property boasts newly fitted windows throughout, bathroom and kitchen, complete with new appliances, ensuring a fresh and contemporary living experience. The private driveway adds to the convenience, allowing for easy parking, while the low maintenance garden offers a lovely outdoor space for children to play or for hosting summer gatherings.

Situated in a well-established residential area, this home benefits from excellent local schools, including Cheam Park Farm Primary Academy, St Cecilia's Catholic Primary, Cheam Fields Primary, Cheam High School and Glenthorne High School making it an attractive option for families prioritising education.

For those commuting to London, the property enjoys good transport links, with nearby stations such as West Sutton, Sutton, and Cheam, making daily journeys straightforward and efficient.

In summary, this delightful three-bedroom home on Windsor Avenue presents a wonderful opportunity for families looking to settle in a vibrant community with excellent amenities and transport options. Don't miss the chance to make this charming property your new home.

Accommodation

Obscure double glazed composite front door to..

Spacious entrance hall

Wood effect flooring, double panel radiator, wall mounted digital thermostat, under stairs storage cupboard.

Lounge

UPVC double glazed bay window to front aspect, single panel radiator, fitted shelving and storage cupboards, open fireplace, wood effect flooring, open plan to..

Kitchen/diner

UPVC double glazed full length windows and double doors leading to garden, wood effect flooring, double





panel radiator, fitted shelving and storage cupboards.

Kitchen

Range of fitted gloss wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and brushed chrome mixer tap, integrated fridge and freezer, integrated dishwasher and washing machine, integrated tumble dryer, inlaid induction hob with oven/grill at side, wood effect flooring, cupboard housing “Worcester” combination boiler.

Stairs to 1st floor landing

Newly fitted carpet, loft access.

Bedroom one

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

Bedroom two

UPVC double glazed bay window to rear aspect, newly fitted carpet, double panel radiator.

Bedroom three

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

Bathroom

Modern three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, part tiled walls, obscure UPVC double glazed windows to rear aspect.

Rear garden

Paved patio area leading to lawn section with raised flowerbeds bordering, fence enclosed, outside water and power supply.

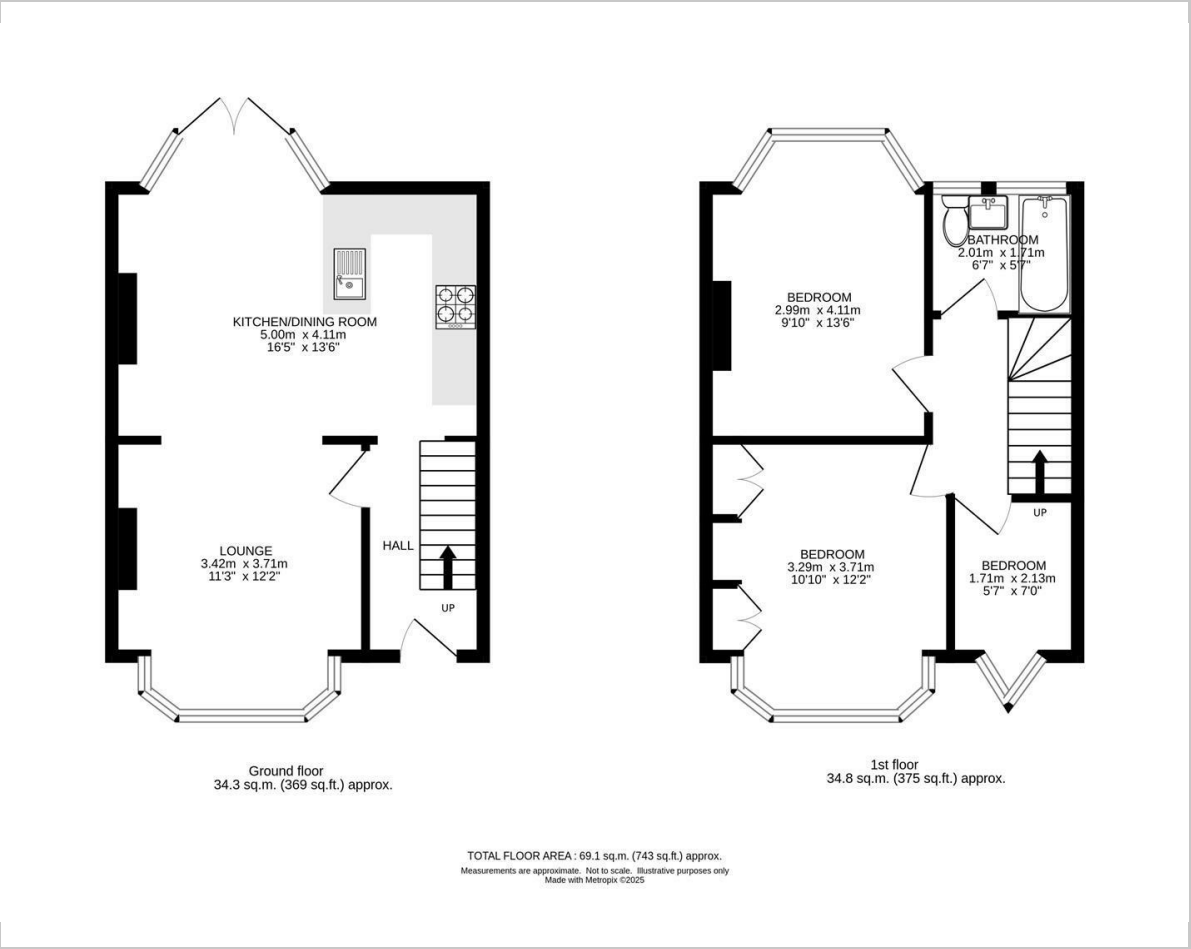
Front

Block paved driveway providing ample off street parking, wall mounted EV point.

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

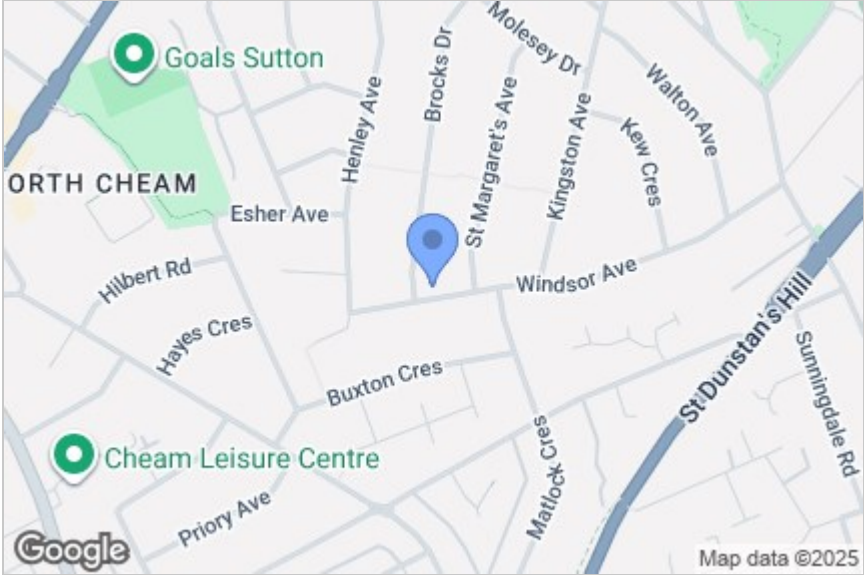


Viewing

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

