



45 Windsor Avenue, Cheam, Sutton, SM3 9RR

Offers over £575,000



WH WATSON HOMES
Estate Agents

45 Windsor Avenue, Cheam Sutton, SM3 9RR

Watson Homes are delighted to offer this immaculately presented, three bedroom extended family home. The property boasts modern open plan living, a downstairs WC, a luxury four piece bathroom suite, a detached garage and ample off street parking.

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

UPVC double glazed entrance porch

Decorative tiled flooring, feature stained glass wooden front door to..

Entrance hall

Obscure glazed leaded light window to front aspect, wood flooring, single panel radiator, coved ceiling, under stairs storage cupboard.

Lounge

UPVC double glazed bay window to front aspect, double panel radiator, media wall with feature flame effect fireplace and fitted shelving at side, coved ceiling and ceiling rose.

Open plan kitchen/diner/family area

Range of fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and brushed chrome mixer tap, inlaid induction hob with extractor fan above and "Bosch" oven/grill/microwave at side, space for American style fridge/freezer, breakfast bar with quartz island, wood flooring, feature skylight and double glazed bifold doors to rear aspect, large storage cupboard with utility space and plumbing for washing machine and tumble dryer, fitted shelving with quartz worktop, wall mounted combination boiler.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, wood flooring, part tiled walls, coved ceiling, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing

Fitted carpet, loft access.

Bedroom one

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

Bedroom two

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

Bedroom three

UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator.

Bathroom

Luxury four piece suite consisting of tiled cubicle thermostatic shower, panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, decorative tile flooring, obscure UPVC double glazed window to rear aspect, extractor fan.

Rear garden (Southerly aspect)

Approximately 75ft

Large paved patio area leading to lawn section, fence enclosed, outside tap and lighting, access to...

Detached garage

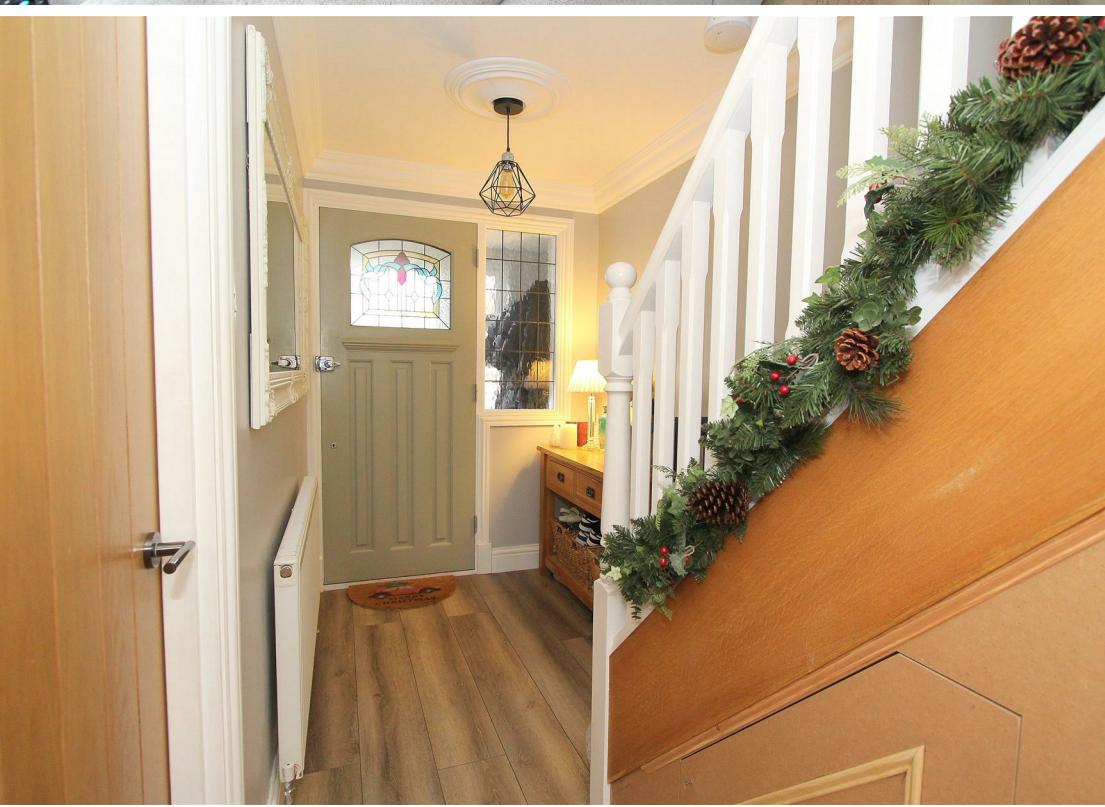
Up/Over door at side with power and lighting.

Front

Block paved driveway providing ample off street parking.

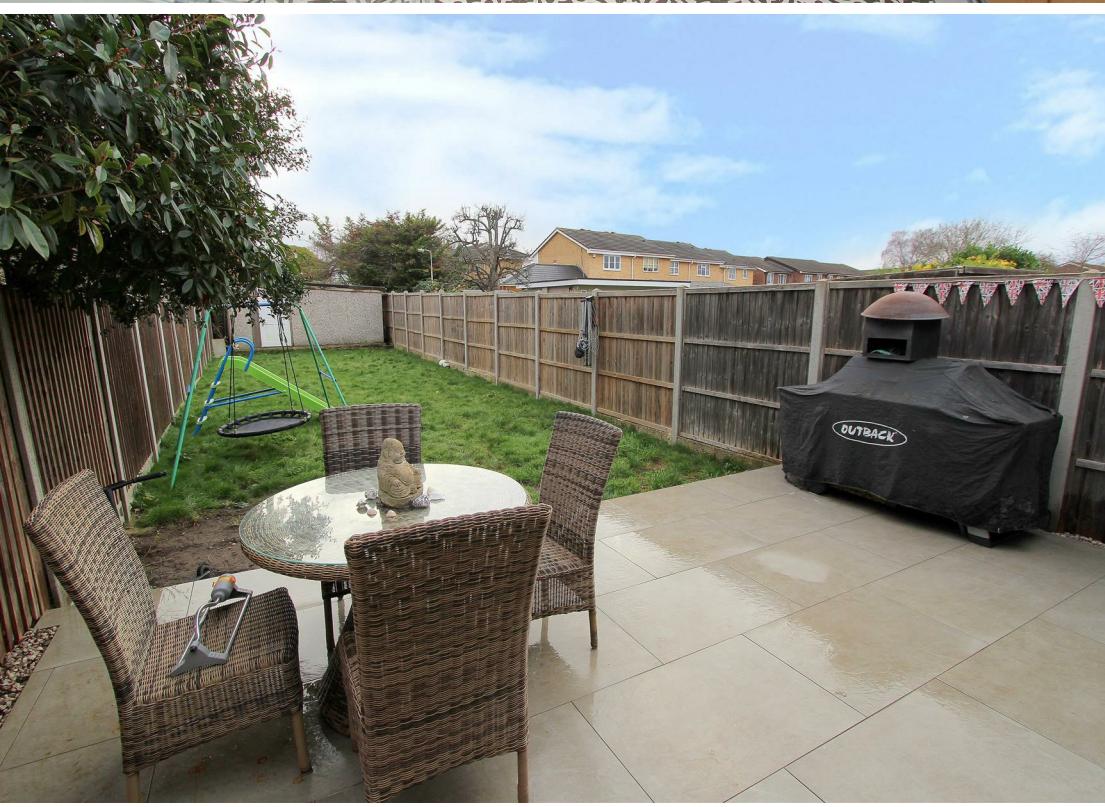
BUYER'S INFORMATION

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.

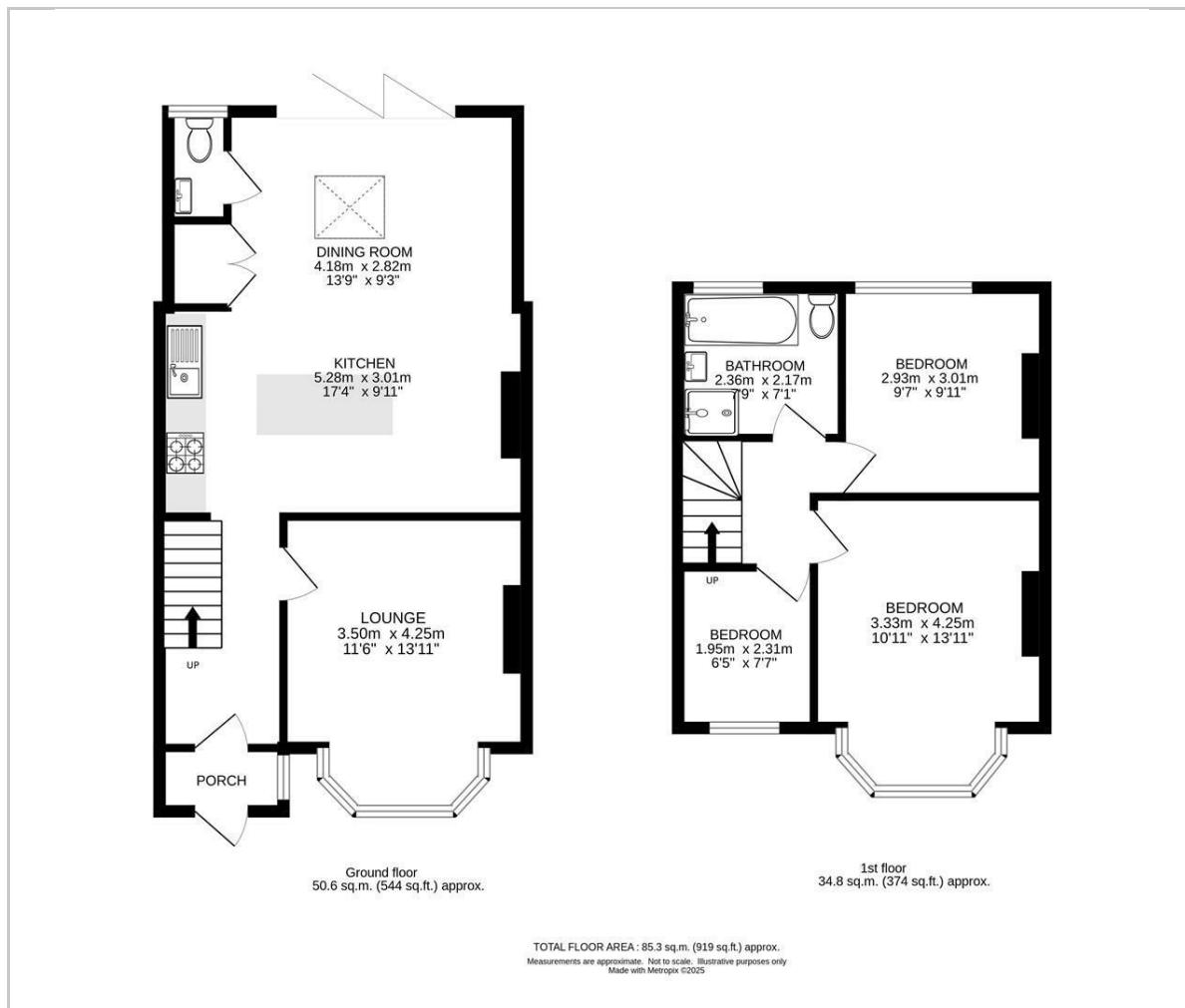








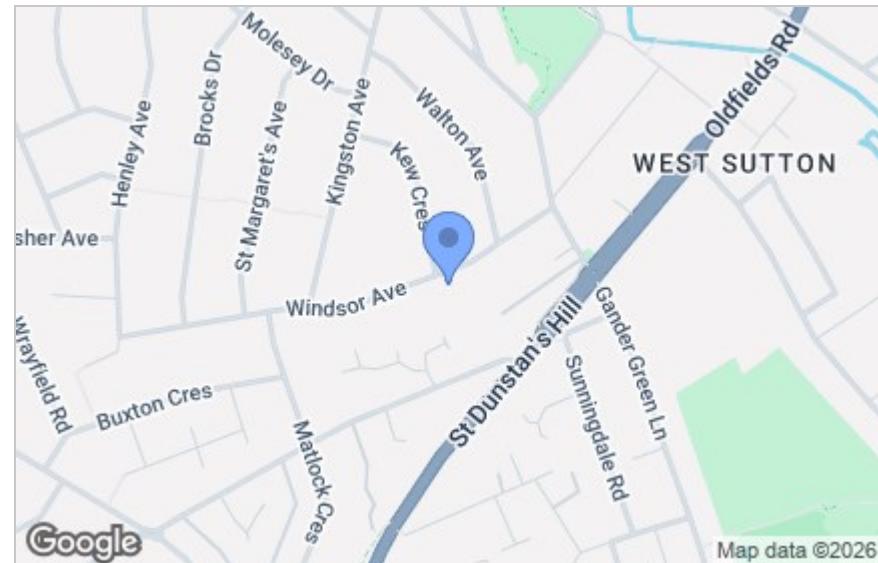
Floor Plan



Viewing

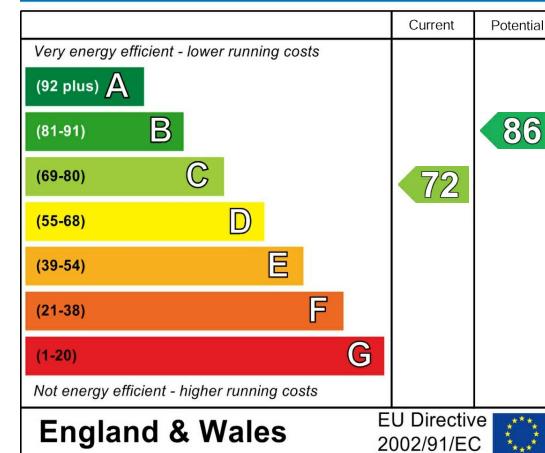
Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating



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