37 Windsor Avenue, Cheam, Sutton, SM3 9RR

Offers over £650,000

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WH WATSON HOMES
Estate Agents

37 Windsor Avenue, Cheam Sutton, SM3 9RR

SIMPLY STUNNING!!! Watson Homes are delighted to offer this immaculately presented four bedroom extended family home. The property boasts modern open plan living, a utility room, an en suite shower room, a detached outhouse 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.

Accommodation

Obscure double glazed composite front door to..

Entrance hall
Herringbone wood flooring, covered radiator, under stairs storage cupboard, wall mounted digital thermostat.

Lounge
UPVC double glazed bay window to front aspect, fitted plantation shutters, fitted shelving and storage cupboards, coved ceiling, herringbone wood flooring, window box seating.

Kitchen
Range of fitted gloss wall units with matching cupboards and drawers below, solid worktops with inlaid induction hob and extractor fan above, integrated oven/grill, inlaid sink with mixer tap and hose attachment, space and plumbing for dishwasher, space for American style fridge/freezer, breakfast bar, coved ceiling, herringbone wood flooring, open plan to..

Family/dining area
Double glazed bifold doors to rear aspect, feature skylight and Velux windows, two modern radiators, herringbone wood flooring.

Utility room/WC
Consisting of low-level push button flush WC, fitted wall units with matching cupboards below, granite effect roll top works surface with inlaid sink and mixer tap, space and plumbing for washing machine and tumble dryer, cupboard housing "Valliant" boiler.

Stairs to 1st floor landing

Bedroom two
UPVC double glazed bay window to front aspect, fitted plantation shutters, double panel radiator, fitted wardrobes.

Bedroom three
UPVC double glazed bay window to rear aspect, fitted plantation shutters, double panel radiator.

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

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

Stairs to 2nd floor
Velux window to front aspect, access to eaves storage.

Main bedroom
UPVC double glazed window to rear aspect, fitted plantation shutters, two Velux windows to front, built-in wardrobe and drawers, modern radiator.

En suite shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage covered below, low-level push button flush WC, heated towel rail, decorative tiled flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

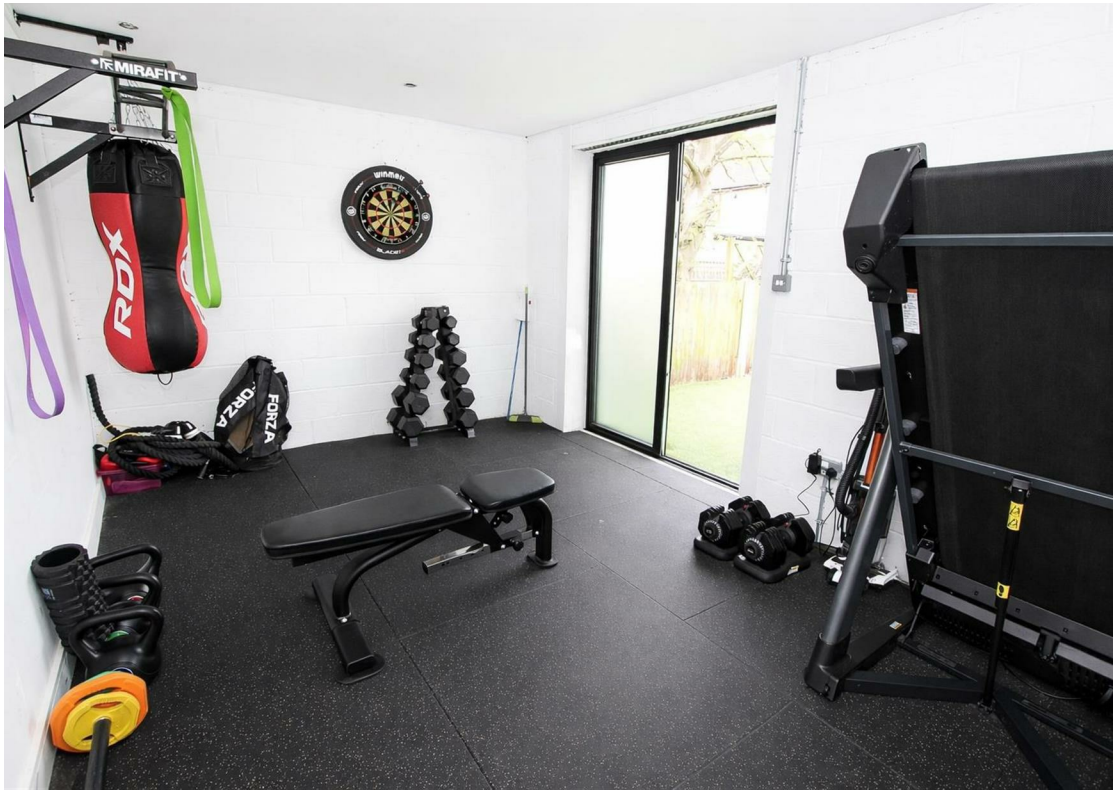
Rear garden – approximately 60ft
Large paved patio area leading to artificial lawn section, outside tap, fence enclosed.

Detached outhouse
Power and light with UPVC double glazed doors to front aspect and door to rear.

Front
Block paved driveway providing 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

PHILIPS
BOSCH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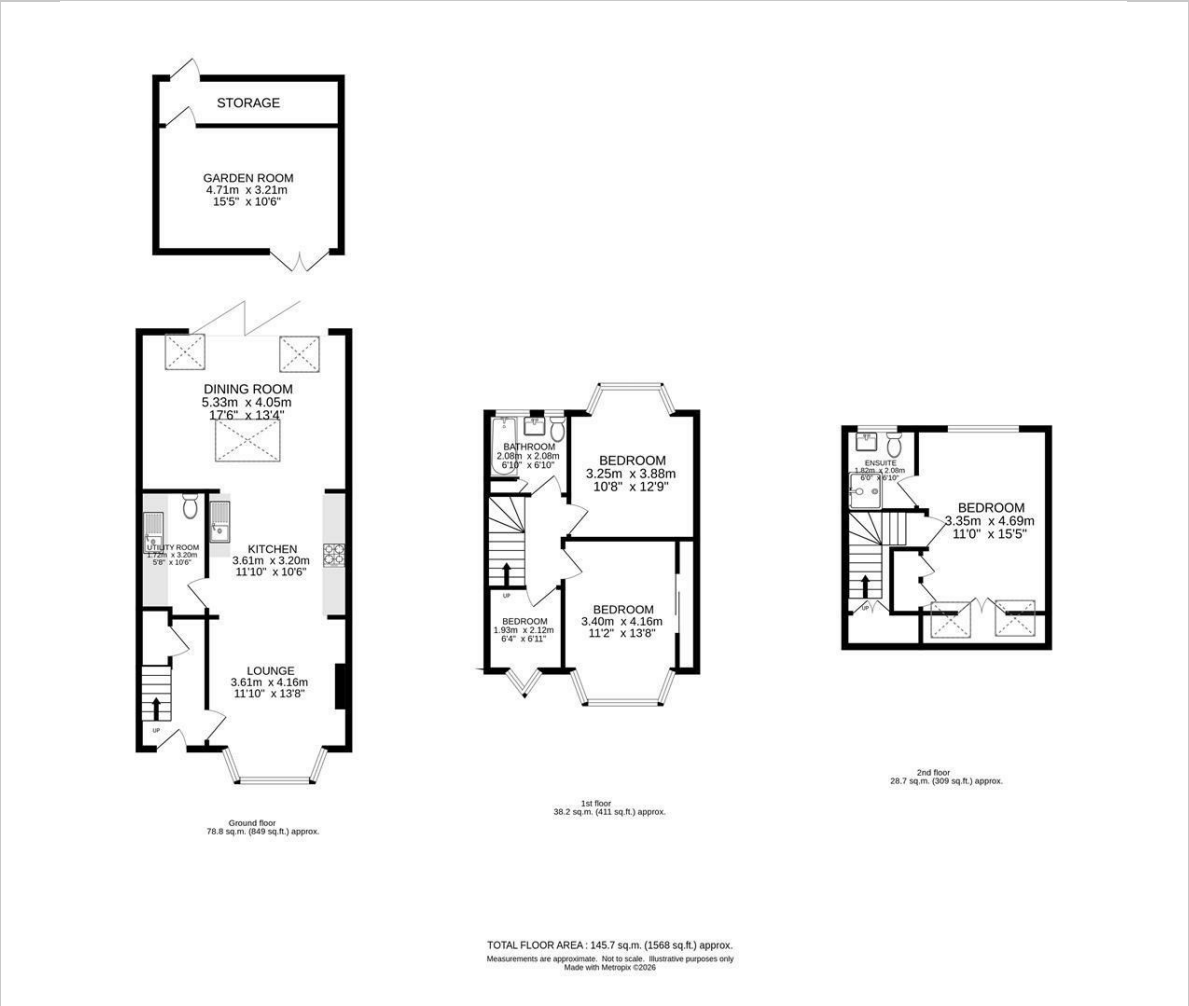
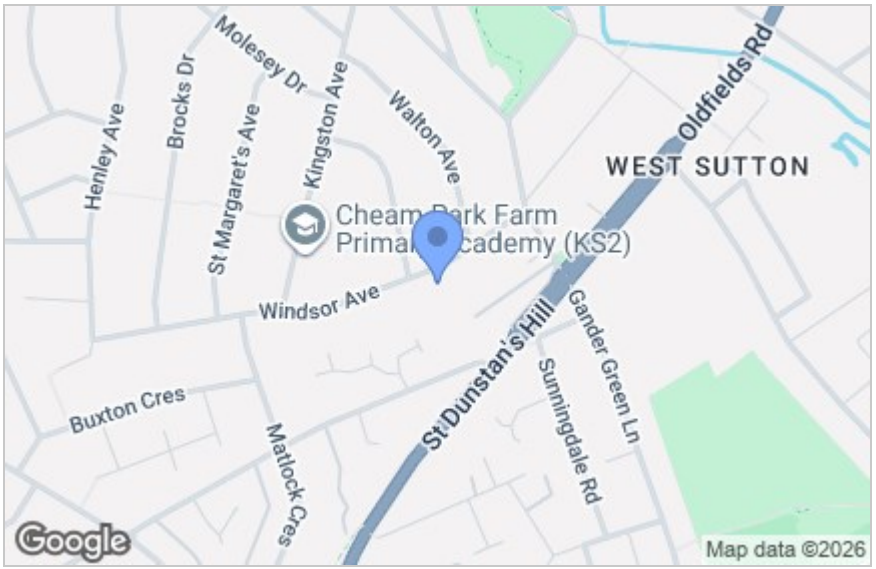
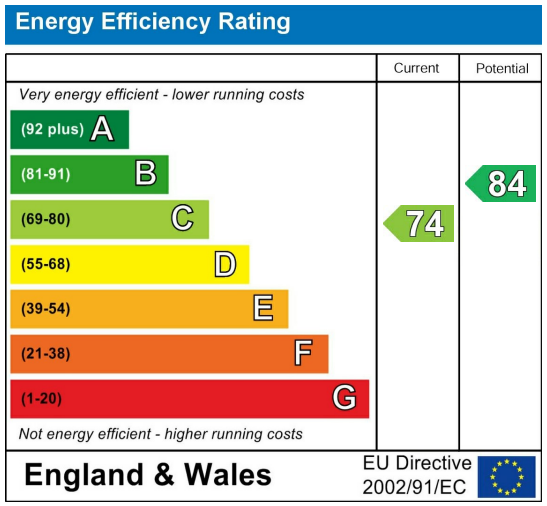
Floor Plan



Area Map



Energy Efficiency Graph



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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