



90A Windsor Avenue, Cheam, Sutton, SM3 9RY

Guide price £625,000



WH WATSON HOMES
Estate Agents

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Overview

*** NO ONWARD CHAIN *** Located on Windsor Avenue in the charming area of Cheam, this end of terraced house is a stunning example of modern living. With three bedrooms and a thoughtfully designed bathroom, this property is perfect for families seeking comfort and style. The inviting reception room provides a warm welcome, ideal for both relaxation and entertaining guests.

This brand new home has been crafted to the highest standards, showcasing a harmonious blend of contemporary design and delightful country-style finishes. The use of premium materials and high-quality fittings throughout ensures a luxurious feel, while the incorporation of an air source heat pump system, complete with a 7-year extended warranty, highlights its energy-efficient credentials. This feature not only promotes environmentally conscious living but also promises economical heating for years to come.

The generous living space has been meticulously planned to cater to the demands of modern family life, making it both practical and aesthetically pleasing. Every detail has been considered, resulting in a home that is ready for you to move in and enjoy.

Convenience is key, with the S3 bus stopping directly outside, providing excellent transport links. Additionally, West Sutton railway station is just a short distance away, offering easy access to London and the surrounding areas. Families will appreciate the property's location within the catchment area for the highly regarded Cheam Park Farm Primary Academy and Cheam High School, both of which have received outstanding ratings.

Offered to the market chain free, this exceptional home presents a rare opportunity to acquire a turn-key property that has been finished to perfection. Do not miss the chance to make this beautiful house your new home.

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Accommodation

Front Exterior

The property is approached via a gravel driveway enclosed by a charming picket fence, with a stone tiled doorstep leading to a country mouse grey UPVC front entrance door with high-security multifunctional locking system, featuring decorative glass panelling. There is also an external cold-water tap and an outdoor electrical point and lighting.

Entrance Hall

The entrance hall features attractive bevel line hard wearing rich oak-effect flooring and a decorative wooden panelled feature wall with a mirror positioned to the left-hand side. A staircase with wooden balustrades and a carpeted runner leads to the first floor. There are three useful storage cupboards, one of which houses the Samsung Air Source Heat Pump with an impressive energy rating of A+++.

Ample downlighting and underfloor heating.

Downstairs WC / Utility Area

A low-level WC with pushbutton and a built-in butler sink set within a marble-effect quartz surround, complemented by matching fitted units. The sink features a brushed steel mixer tap with a multi-function tap above. A double-glazed window provides natural light. To the left, a large storage cupboard/utility area offers space for a separate washing machine and tumble dryer, along with additional storage. Completed with downlights and an extractor fan.

Open Plan Kitchen / Lounge

The open-plan kitchen space is completed with attractive bevel line hard wearing rich oak-effect flooring and features an attractive arched bay window with double-glazed windows. A fitted kitchen by Wren Kitchens offering contemporary white matt base cupboards and drawers, paired with cashmere-tone overhead cupboards with underlighting. Integrated appliances include an electric Bosch oven and induction hob, as well as a Bosch dishwasher, with additional space for an American-style fridge freezer. Quartz work surfaces complement the units and incorporate a built-in sink with a food waste disposer, filtered water system and a Franke mixer tap, completed with a glass splashback. The ceiling is fitted with downlights controlled by a dimmer switch. There is a further double-glazed window positioned above the sink. Double-glazed French doors lead directly out to the garden, allowing plenty of natural light to flow into the space. There are multiple electrical sockets throughout, some incorporating USB and USB-C charging ports. There is also data cable and ariel points.

Boot Room

A boot room leading to the garden and features a bespoke solid-oak built-in storage unit to the left-hand side. A double-glazed UPVC door with high-security multifunctional locking system and a glass side panel, providing natural light. Completed with downlights, underfloor heating and plug points.

Bathroom

The family bathroom has attractive bevel line hard wearing rich oak-effect flooring and comprises a low-level WC with pushbutton, a bath with a glass surround splashback and a glass fitted shower screen. A large round rainfall shower head with an additional handheld attachment is fitted above, along with chrome mixer controls. The wash basin is set within a vanity unit with storage drawers beneath, complemented by a glass splashback and chrome mixer tap. A vanity mirror with sensor lighting and an integrated Bluetooth speaker is positioned above the sink. Additional features include a wall-mounted storage cupboard, a

heated towel radiator, a shaving point and a double-glazed window above the toilet providing natural light. Completed with downlights and an extractor fan.

Master Bedroom

The master bedroom is a spacious room featuring a large, fitted wardrobe, carpeted in grey and a vertical wall-mounted radiator. A large arched bay with double-glazed windows allows for an abundance of natural light. The lighting is controlled via a downlight dimmer switch. There are four plug sockets two of which are USB-C charging ports. There is also a data cable and ariel point.

Bedroom Two

Bedroom two features a bay double-glazed window with a radiator positioned beneath. The room also benefits from a large, fitted wardrobe and is finished with grey carpet. The Lighting is controlled via a downlight dimmer switch. There are plug sockets with USB-C charging ports. There is also a data cable and ariel point.

Bedroom Three

Bedroom three benefits from a double-glazed arched-bay window, a vertical wall-mounted radiator and grey carpeting. The room also features a built-in bed with integrated storage units and a computer workspace beneath. There are ample plug sockets, a USB-C port, data cable and an ariel point.

Loft

The loft is accessible via a fitted ladder and has been boarded for storage, with the benefit of lighting. There are also electric points.

Garden

The garden provides a pleasant outdoor seating area and includes useful storage space. Additional features include an electric car charging point, separate hot and cold outdoor taps, a rear door sensor light, garden lighting operated internally and an external electrical point. The area is completed with limestone paving and benefits from a sliding security gate providing key-secured access for a vehicle storage and charging.

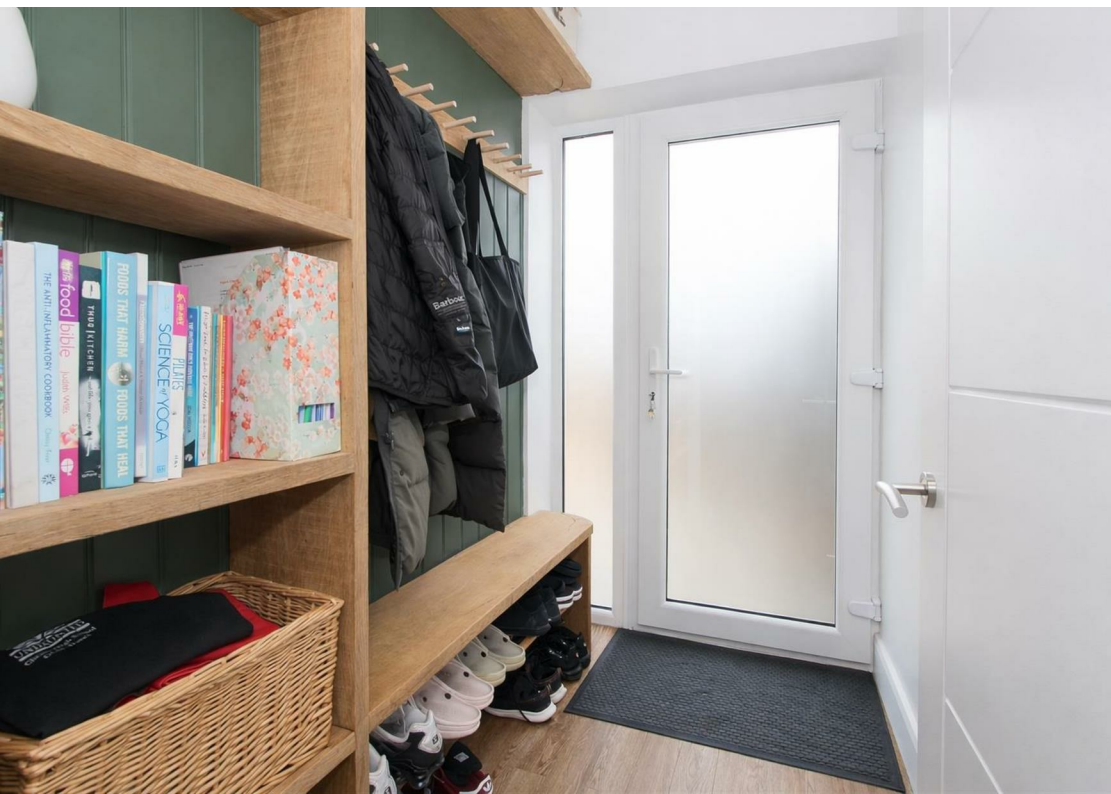
Additional features

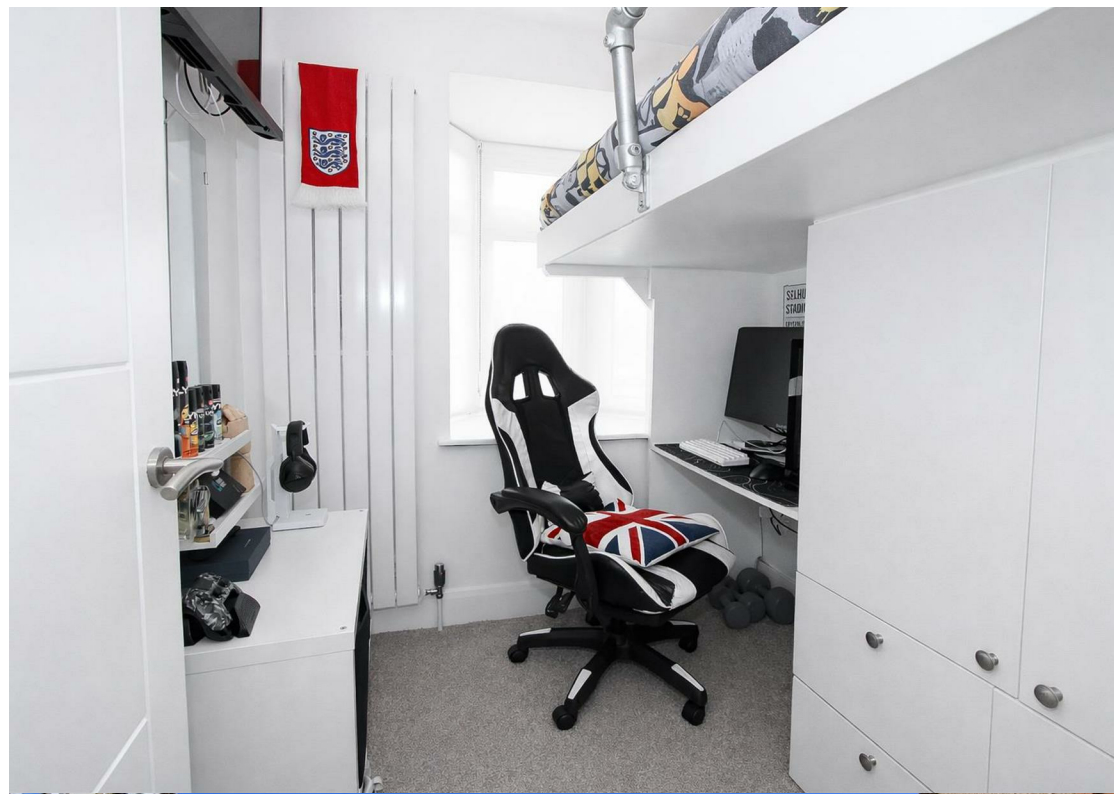
- Smoke and fire detector alarms are fitted throughout the property for additional safety
- Bike store located in the garden
- Cables are in situ to allow installation of a charging point on the front driveway if required

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.

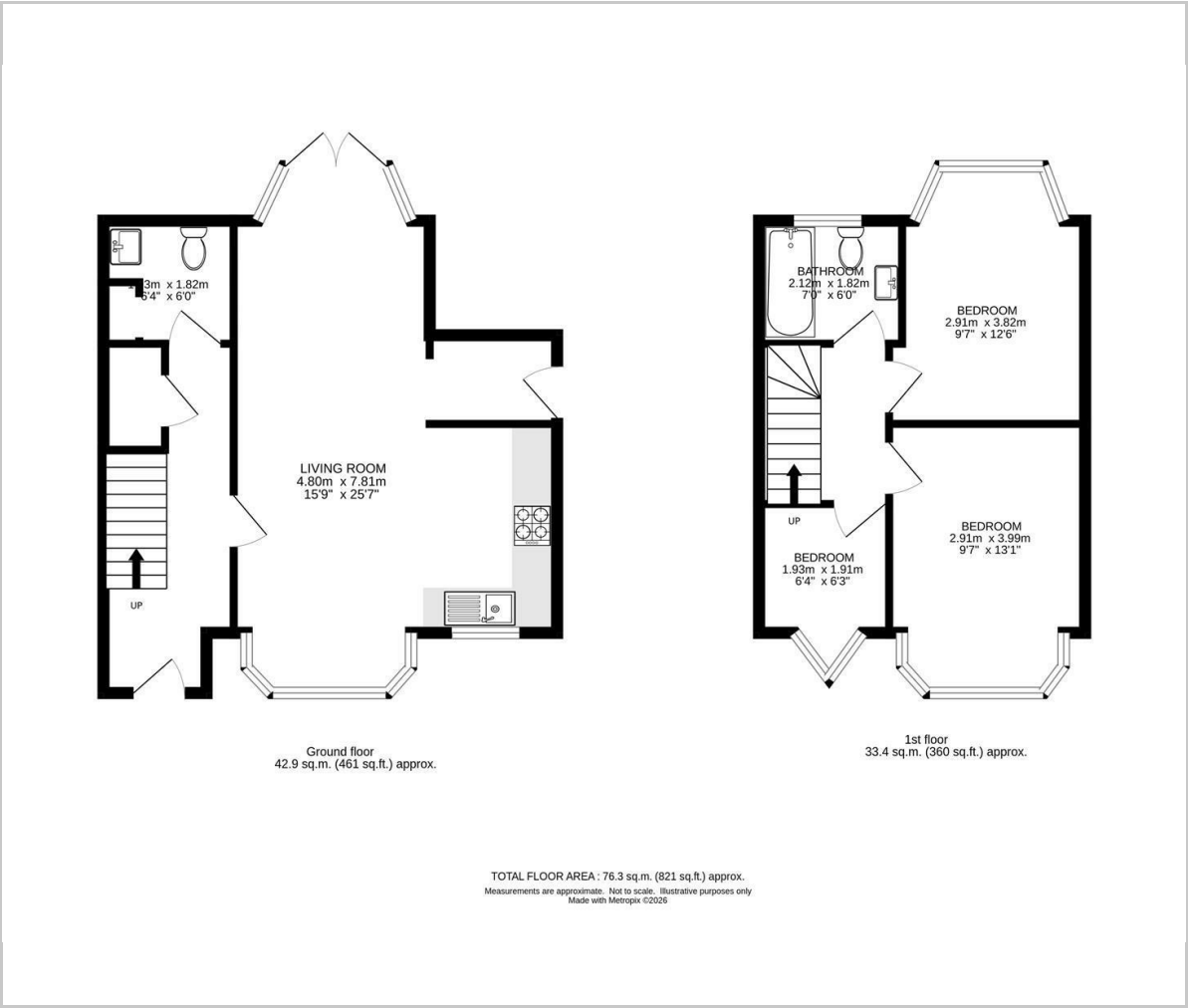








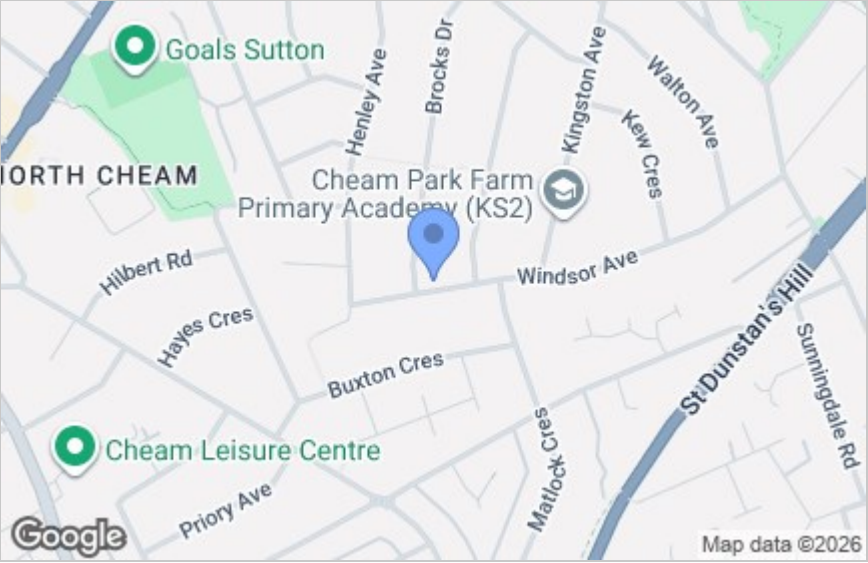
Floor Plan



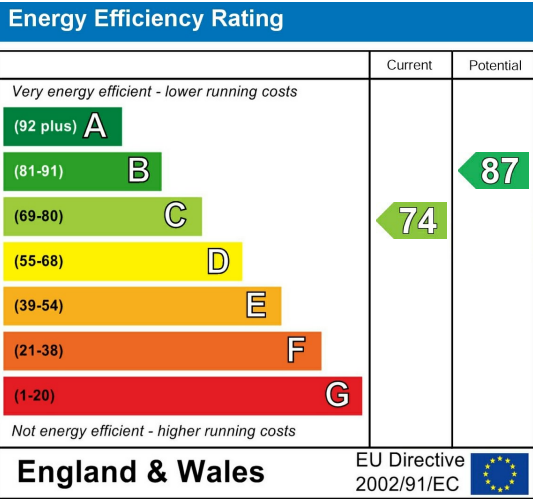
Viewing

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



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