



3A Newbolt Avenue, Cheam, Sutton, SM3 8ED

Guide price £725,000



WH WATSON HOMES
Estate Agents

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Overview

Watson Homes is delighted to present this charming three-bedroom detached house located on the highly sought-after Newbolt Avenue in Cheam, Sutton. Spanning an impressive 855 square feet, this property offers a perfect blend of comfort and convenience, making it an ideal family home.

The open-plan kitchen and dining area create a warm and inviting atmosphere, perfect for family gatherings and social occasions. The well-appointed kitchen is designed for both functionality and style, ensuring that cooking and dining experiences are enjoyable.

The property features three bedrooms, providing plenty of room for family members or guests.

Outside, the house boasts a private driveway with parking space for two vehicles, a valuable asset in this desirable area. The garden offers a tranquil space for outdoor activities, gardening, or simply enjoying the fresh air.

Situated in a sought-after neighbourhood, this home benefits from excellent local schools and convenient transport links, making it an ideal choice for families and commuters alike. With its attractive features and prime location, this detached house on Newbolt Avenue is a wonderful opportunity for those looking to settle in a vibrant community. We invite you to view this property and discover all it has to offer.

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Accommodation

Covered entrance

Obscure part glazed wooden front door to...

Entrance hall

Obscure glazed leaded light windows to front and side aspects, single panel radiator, dado rail, under stairs storage cupboard, wall mounted digital thermostat, coved ceiling.

Lounge

UPVC double glazed leaded light bay window to front aspect, open fireplace with solid surround, dado rail, coved ceiling, wall lights.

Dining room

Leaded light windows and door leading to sunroom, double panel radiator, coved ceiling, dado rail, open plan to..

Kitchen area

Range of fitted wooden wall units with matching cupboard and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space for fridge/freezer, space and plumbing for washing machine, wall mounted “Worcester” boiler, tile splash back, wood flooring, double glazed leaded light window to rear aspect.

Sunroom

Double glazed windows to side and rear aspects and sliding door leading to garden.

Downstairs WC

Consisting of low-level flush WC, wash hand basin with chrome taps, single panel radiator, obscure double glazed leaded light window to side aspect, single panel radiator.

Stairs to 1st floor landing

Obscure double glazed leaded light window to side aspect, single panel radiator, coved ceiling, fitted storage cupboard, loft access.

Bedroom one

UPVC double glazed leaded light bay window to front aspect, single panel radiator, coved ceiling, built in wardrobe.

Bedroom two

UPVC double glazed light window to rear aspect, single panel radiator, built in wardrobe, coved ceiling.

Bedroom three

UPVC double glazed leaded light bay window to front aspect, fitted wardrobe with shelving, single panel radiator, coved ceiling.

Bathroom

Three piece suite comprising panel enclosed bath with crane mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level flush WC, single panel radiator, part tiled walls, obscure UPVC double glazed leaded light window to rear aspect.

Rear garden - approximately 50ft

Paved patio area and footpath to rear, mainly laid to lawn with mature shrubs bordering, garden shed, sheltered storage area and gated side access, outside tap, fence enclosed.

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.

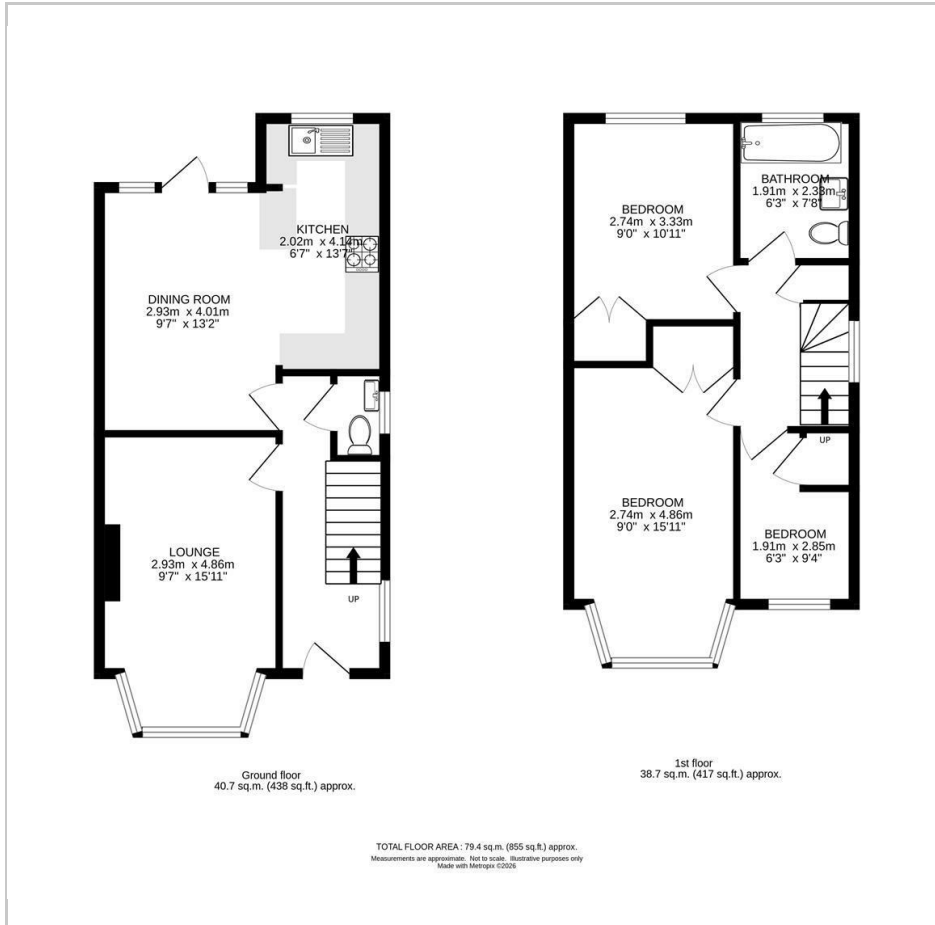








Floor Plan



Additional Information

The property has a partly boarded loft without a loft ladder.

The loft is Insulated.

The gas / combi boiler is 10 years old, last serviced 2025 it is located in the kitchen.

The fuse box is at the bottom of the stairs.

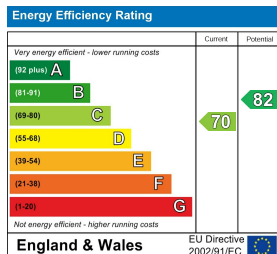
There is no onward chain.

The boundary fence is left looking from the road.

The garden faces south west.

There is a private driveway accommodating two vehicles

The property is Freehold



Viewing

Please contact our Watson Homes Cheam Village Office on
020 3196 1686

if you wish to arrange a viewing appointment for this

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