







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

£600,000

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WH WATSON HOMES
Estate Agents

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Overview

Watson Homes is delighted to present this three-bedroom detached house on the highly sought-after, tree-lined Newbolt Avenue, ideally positioned close to Cheam Village, outstanding schools and excellent transport links.

The property requires modernisation, offering an exciting opportunity to create a superb family home in one of Cheam's most desirable locations. With a private driveway, parking for two cars and a good-sized garden, the property already offers excellent fundamentals.

Now available at a highly competitive price, this is a fantastic opportunity for buyers looking to add value and secure a strong investment in a sought-after area.

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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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.























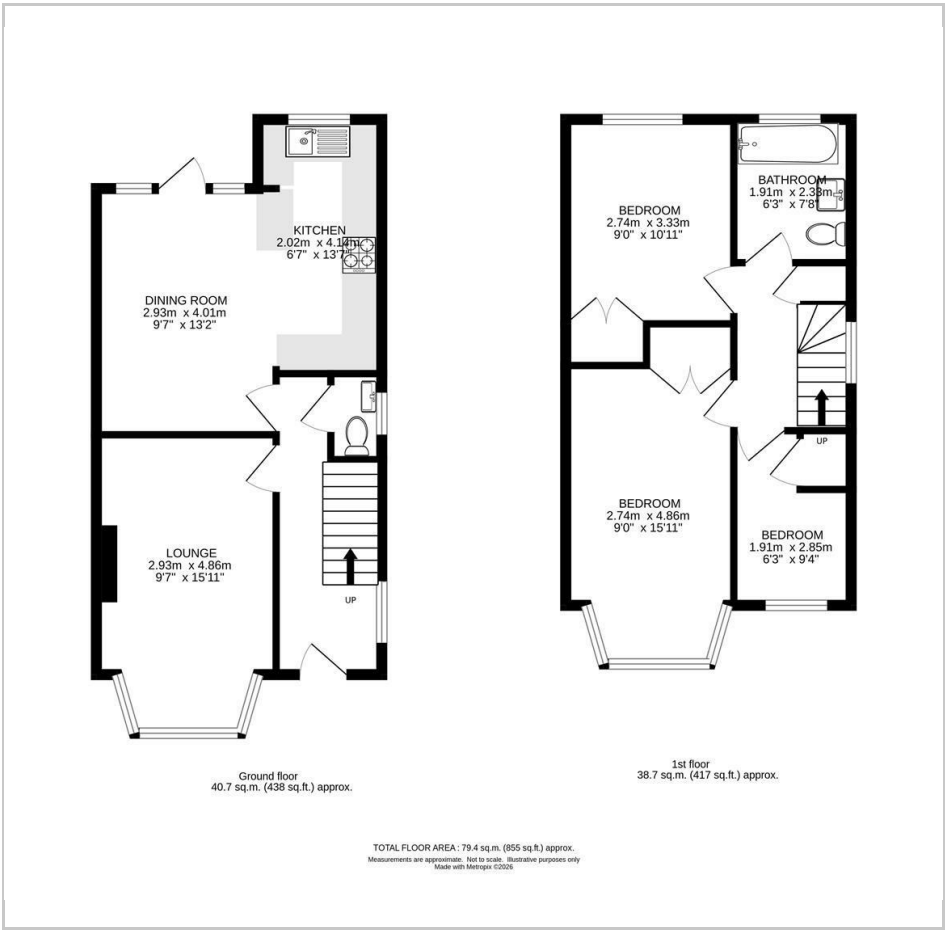








Floor Plan



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.

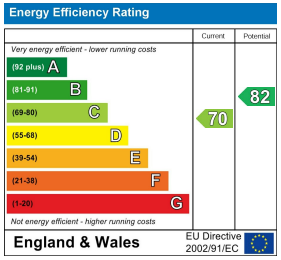
There is no onward chain.

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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