

5 Godolphin Close, Cheam, Sutton, SM2 7DX

Guide price £1,750,000



**WH WATSON HOMES**  
Estate Agents

# 5 Godolphin Close, Cheam Sutton, SM2 7DX

SIMPLY STUNNING!!! Watson Homes Cheam are delighted to offer this stunning, expansive detached residence, showcasing contemporary design and meticulous attention to detail. The property offers a wealth of accommodation spanning over three floors, featuring FIVE DOUBLE BEDROOMS, three bathrooms, three spacious reception rooms and a superb open plan kitchen diner providing a perfect social space to entertain family and friends. Outside the property there is a well maintained rear garden and a large driveway with off street parking.

The property is located one of Cheam's most distinguished neighborhoods, within close proximity to Cheam Village with a wide variety of shops, restaurants and cafes easily accessible. Both Cheam and Belmont mainline train station are nearby providing transport links into Central London. For those looking for good schools, The Avenue Primary, Cuddington Croft Primary, Nonsuch High School, Harris Academy, and Sutton Grammar are all within easy reach.

## Accommodation

Entrance Porch

Hallway

Understairs storage cupboard, radiator, Amtico flooring

Office

Double glazed window to front aspect, bespoke fitted shutters, radiator, Amtico flooring

Utility Room

Double glazed window to front aspect, bespoke fitted shutters, fitted wall units and worktop with inset sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, radiator, extractor fan, Amtico flooring.

Downstairs WC

Enclosed WC, wash hand basin with chrome mixer tap, double glazed window to side aspect, tiled feature wall, Amtico flooring.

Kitchen/Diner

Kitchen Area

Range of fitted kitchen units and drawers, kitchen island with breakfast bar, Quartz worktop, inset sink with chrome mixer tap, hot water tap, integrated induction hob with extractor fan above, integrated Siemens double and single oven, grill and microwave, plate warmer, space for American fridge freezer, wine cooler, integrated dishwasher, mirrored splashback and undercounter lighting, Amtico flooring.

Dining Area

Radiator, Amtico flooring, double glazed sliding doors leading out to garden.

Living Room

Fitted carpet, radiator, double glazed sliding doors leading out to garden.

Salon

Currently used as a home salon but has flexible use to individual needs. Radiator, Amtico flooring, door to garage, double glazed sliding doors leading to garden.

Stairs to 1st floor landing

With built in cupboards, radiator, fitted carpet, access to loft space.

Bedroom One

Double glazed windows to front and rear aspect (front windows with bespoke fitted shutters), built in wardrobes, fitted carpet, radiator.

En-suite Shower Room

Walk in shower cubicle with thermostatic shower, enclosed WC, vanity wash hand basin with chrome mixer tap and

storage below, heated chrome tail rail, tiled walls and flooring with underfloor heating.

Bedroom Two

Built-in wardrobes, radiator, fitted carpet, double glazed window to front aspect with bespoke fitted shutters.

Bedroom Three

Built-in wardrobes, radiator, fitted carpet, double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising of bath with chrome taps, WC, vanity wash handbasin with chrome mixer tap and storage below, heated chrome towel rail, tiled walls and flooring.

Stairs to 2nd floor landing

Bedroom Four

Built-in wardrobes, radiator, fitted carpet, double glazed window to rear aspect, Velux window.

Bedroom Five

Built in wardrobes, radiator, fitted carpet, double glazed window to rear aspect, Velux window

Shower Room

Corner shower cubicle with thermostatic shower, WC, vanity wash hand basin with chrome mixer tap and storage below, tiled walls and flooring.

Outside

To the front

Large resin driveway providing off street parking for up to 4 cars, borders with plants and flowers, garage with electric door.

Rear Garden

Landscaped rear garden with paved patio area, artificial lawn section, fence enclosed.

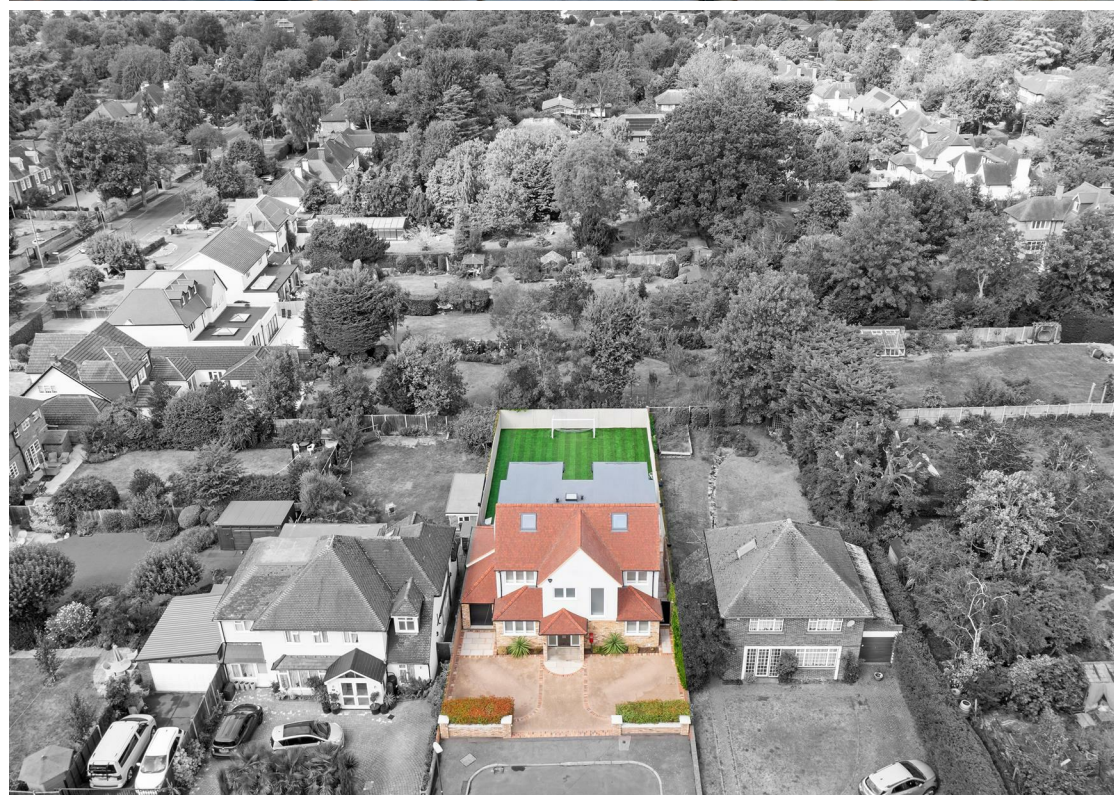
## BUYER'S INFORMATION

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

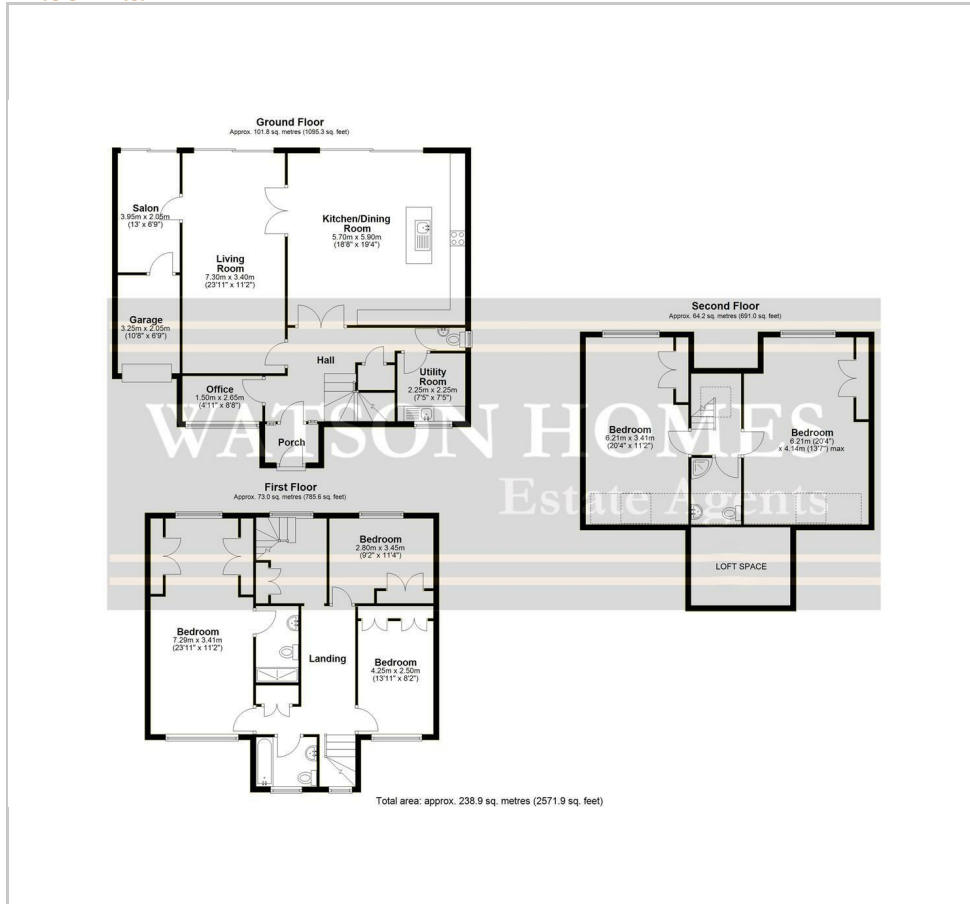








## Floor Plan



## Additional Information

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 81      | 86        |

## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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