







153 Church Hill Road, Cheam, Sutton, SM3 8NE

Guide price £725,000

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WH WATSON HOMES
Estate Agents

153 Church Hill Road, Cheam Sutton, SM3 8NE

Watson Homes are delighted to offer this 3-4 bedroom semi detached family home. The property benefits from a 29ft lounge/diner, a modern kitchen and bathroom, a conservatory, a downstairs WC, a 110ft rear garden and ample off street parking.

Church Hill Road is ideally positioned for family living, with 17 local schools all within a one-mile radius. Cheam National Rail station is just 0.7 miles away, offering direct links to Balham (Northern Line), Clapham Junction, London Bridge and London Victoria. Both Cheam Village and North Cheam are nearby, providing a diverse selection of shops, restaurants and local businesses. Cheam Leisure Centre, along with Nonsuch Park and Cheam Park, are also conveniently close by.

Accommodation

Double glazed entrance porch
Wood laminate flooring, double glazed leaded light wooden front door to…

Entrance hall
Wood laminate flooring, single panel radiator, wall mounted heating control, under the stairs storage cupboard.

Lounge
UPVC double glazed bay window to front aspect, single panel radiator, wood laminate flooring, coved ceiling and ceiling rose, gas fireplace with solid hearth and wooden mantle piece.

Dining area
Single panel radiator, ceiling rose, fitted shelving and storage cupboards, wood laminate flooring, UPVC double glazed sliding doors to…

Conservatory
UPVC double glazed windows to side and rear aspects and double doors leading to garden, tiled flooring.

Kitchen
Range of fitted gloss wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and brushed chrome mixer tap, inlaid gas hob with extractor fan above, integrated oven/grill/microwave, space for American style fridge/freezer, space and plumbing for washing machine and dishwasher, UPVC double glazed window to rear aspect and door to side, larder cupboard.

Side lean to and storage area with gated side access.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, wood laminate flooring, tiled walls.

Bedroom 4/study
UPVC double glazed window to front aspect, wood laminate flooring, single panel radiator, built-in wardrobe with shelving.

Stairs to 1st floor landing
UPVC double glazed window to side aspect, loft access with pull down ladder (fully boarded).

Bedroom one
UPVC double glazed bay window to front aspect, single panel radiator, fitted wardrobes and storage cupboards.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator, wood laminate flooring, fitted wardrobes and storage cupboards.

Bedroom three
UPVC double glazed window to front aspect, wood laminate flooring, single panel radiator, fitted wardrobe and storage cupboards.

Bathroom
Spacious modern suite consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with mixer tap and storage cupboard below, low-level push button flush WC, heated towel rail, wall mounted smart sensor mirror, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden (South facing)
Approximately 110ft
Large paved patio area and footpath to rear, mainly laid to lawn with shrubs and flowerbeds bordering, fence enclosed, gated side access via side lean to/storage area, outside tap.

Front
Block paved driveway providing ample 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










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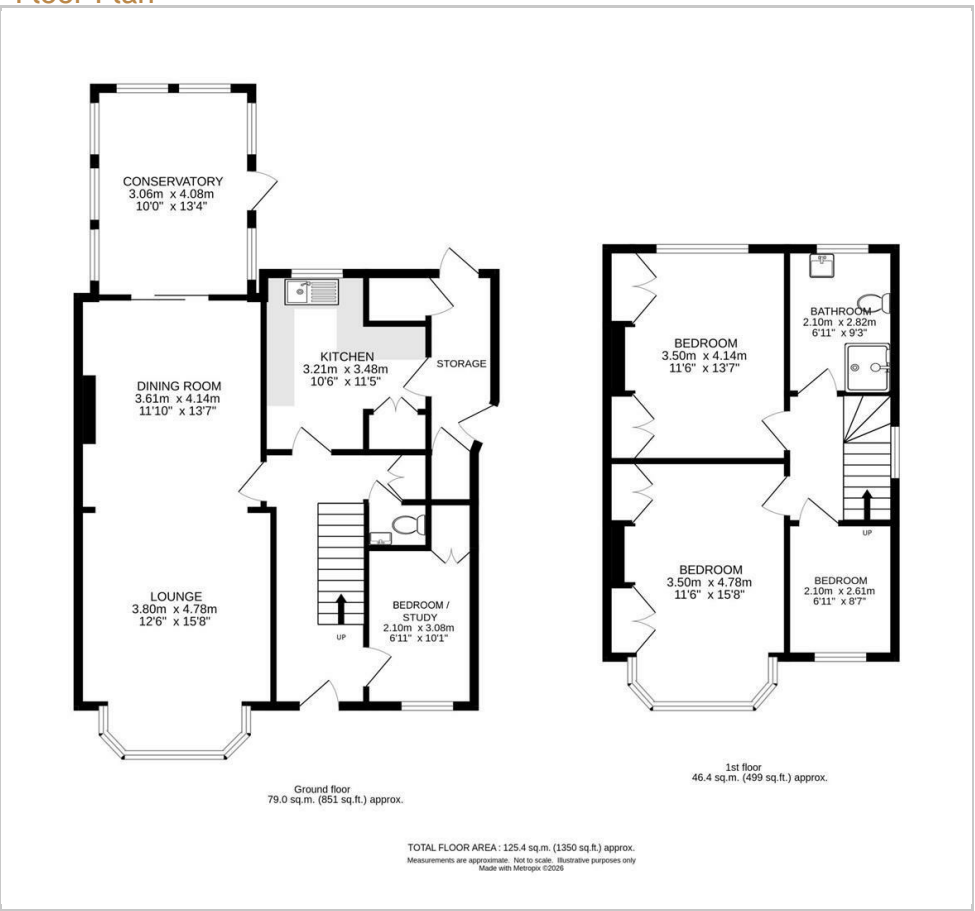


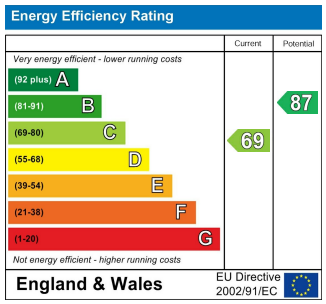






Floor Plan





Viewing

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

Additional Information

Boiler is in the kitchen. 4 Years old. Serviced annually.

Loft is fully boarded. Loft ladder. Light.

Sellers upsizing & relocating to Wallington.

Fence - Right side.

South facing garden.

Extension & conservatory were already completed when sellers moved in 7 years ago.

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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