

10 Springclose Lane

Cheam , SM3 8PU

£350,000

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*** NO ONWARD CHAIN *** Watson Homes are pleased to offer this delightful three-bedroom first floor apartment in Cheam Village. Set amidst tranquil grounds, the property boasts a serene atmosphere, ideal for those seeking a peaceful retreat while remaining close to local amenities.

Upon entering, you will find an open-plan dining area perfect for hosting family meals or gatherings with friends. The apartment is in lovely condition, ensuring a welcoming environment from the moment you step inside.

The three well-appointed bedrooms include a second bedroom featuring an additional WC, providing added convenience for family or guests. The private balcony invites you to enjoy the fresh air and picturesque views, making it a perfect spot for morning coffee or evening relaxation.

For those with vehicles, the property includes a private car park ensuring that you will always have a secure place for your car. This apartment truly encapsulates the essence of village living, combining modern comforts with a tranquil setting.

This apartment truly encapsulates the best of village living, combining a peaceful residential setting with the convenience of having excellent schools, restaurants, cafés, shops, green spaces and local amenities all within easy reach. With its desirable Cheam Village location, generous three-bedroom accommodation, private balcony and parking, this is a fantastic opportunity to acquire a beautifully maintained home in a highly sought-after area.

Accommodation

Main Communal Entrance leads to stairs leading to the first floor....

Entrance Hall
The entrance hall features oak wooden flooring and a coat cupboard with a radiator located inside. There is also an additional storage unit housing the electrical and gas circuit boards.

Large Open-Plan Dining Area
The large open-plan dining area features oak wooden flooring and a wall-mounted radiator. There are also built-in storage drawers providing additional storage space.

Kitchen
The kitchen features oak wooden flooring and a UPVC double-glazed window. It is fitted with upper and lower kitchen units, including two units with glass-fronted feature doors, complemented by a brick-effect splashback and

























wooden work surfaces. The kitchen benefits from a built-in Vaillant boiler and an integrated ceramic sink with a chrome mixer tap. There are also two large storage cupboards. Integrated appliances include a Neff oven, microwave and hob, a Hotpoint fridge freezer, and a dishwasher.

Lounge
The lounge features grey laminate flooring and a radiator. Large UPVC double-glazed patio doors provide access to a private balcony.

Bathroom
The bathroom features grey laminate flooring and a bath with a chrome mixer tap and shower, together with a glass shower screen. There is a wall-mounted WC with a wall-mounted push-button flush, as well as a wall-mounted sink with chrome taps and a mirror above. The bathroom also benefits from a chrome heated towel radiator, a Bush tumble dryer and space below for a washing machine.

Main Bedroom
The main bedroom features grey laminate flooring, a UPVC double-glazed window and a radiator.

Second Bedroom
The second bedroom features grey laminate flooring, a UPVC double-glazed window and a radiator. It also benefits from built-in storage wardrobes and provides access to the WC.

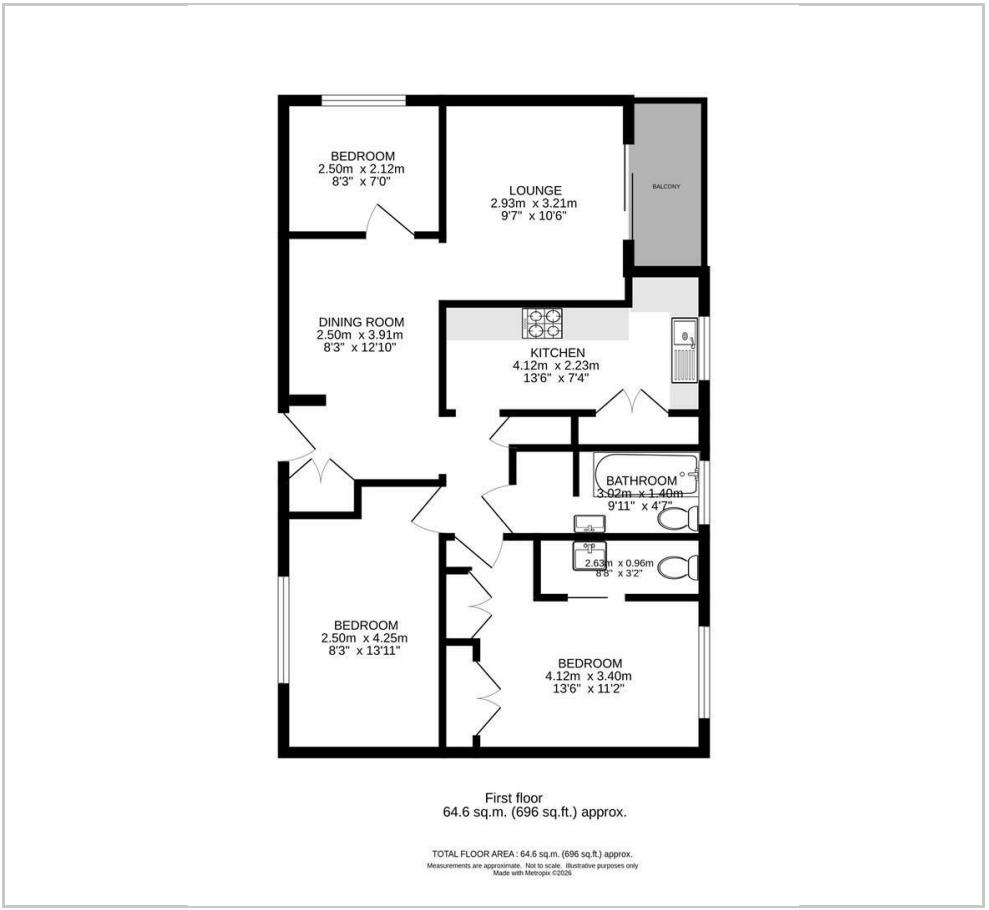
WC
The WC features Victorian-style flooring and a wall-mounted WC with a wall-mounted push-button flush. There is also a wall-mounted sink with chrome mixer taps.

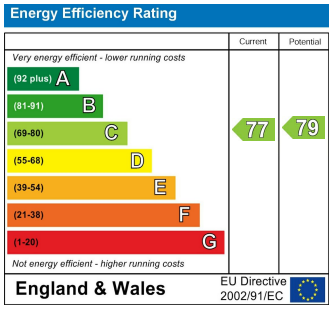
Third Bedroom
The third bedroom features brown carpet flooring, a UPVC double-glazed window and a small radiator.

Outside and Parking
The property benefits from access to communal gardens and an allocated parking space.

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





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.

Additional information

The property is located on the first floor.

The loft is partly boarded & insulated.

There is a private communal car park for the residents of Spring Close Lane which is first come first served.

The annual service charge (including insurance) is £1,724.84.

The annual ground rent is £10.

There is no onward chain. Probate granted.

The combi boiler was serviced in August 2026.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the