75 Nonsuch Walk, Cheam, Sutton, SM2 7LF

Guide price £1,250,000

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WH WATSON HOMES
Estate Agents

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Overview

Watson Homes are delighted to present this attractive FIVE DOUBLE BEDROOM, two bathroom, detached family home, extending to an impressive 2,419 sq ft and ideally situated on the ever-popular Nonsuch Walk.

The property offers spacious and well-proportioned accommodation throughout, beginning with a large and welcoming entrance hall leading to two generous reception rooms. There are five well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite. Further benefits include an integral garage, providing useful additional storage space or offering potential for conversion.

Externally, the property boasts an impressive rear garden extending to approximately 90ft with a desirable westerly aspect. To the front, a substantial private driveway provides off-street parking for at least three vehicles.

Nonsuch Walk enjoys a highly desirable location within easy reach of Cheam Village, home to an appealing selection of independent shops, cafés and restaurants, as well as excellent transport connections into Central London. The area is also renowned for its exceptional educational opportunities, with highly regarded schools including Cuddington Croft Primary School and Nonsuch High School for Girls.

A superb family home offering generous living space, excellent parking and an impressive rear garden in a highly sought-after location.

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Accommodation

Composite front door to...

Entrance porch
Tiled step, obscure UPVC double glazed windows to front aspect, UPVC double glazed door to...

Spacious entrance hall
Obscure UPVC double glazed stained glass window to side aspect, double panel radiator, picture rail, Amtico flooring.

Lounge
UPVC double glazed leaded light windows to rear aspect and bifold doors to side, three double panel radiators, tiled media wall with flame effect fireplace, picture rail, ceiling roses.

Dining room
UPVC double glazed leaded light bay window to front aspect, modern radiator, picture rail, fireplace with solid surround, double panel radiator.

Kitchen/breakfast room
Modern range or fitted wall units with matching cupboards and drawers below, larder cupboard, space for American style fridge/freezer, space for gas range cooker with extractor fan above, space and plumbing for dishwasher, quartz worktops with inlaid stainless steel sink and chrome mixer tap, island with breakfast bar, covered radiator, Amtico flooring, UPVC double glazed window to rear aspect and patio doors leading to garden, access to garage.

Downstairs WC
Consisting of low-level push button flush WC, heated chrome towel rail, wash hand basin with chrome mixer tap, tiled flooring, tiled walls, extractor fan.

Stairs to 1st floor landing
Mezzanine level with obscure UPVC double glazed window to side aspect, picture rail, loft access, fitted storage cupboard.

Main bedroom
UPVC double glazed window to rear aspect, single panel radiator.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower, his and hers wash hand basins with chrome mixer taps and storage cupboards below, low-level flush WC, heated chrome towel rail, extractor fan, tiled flooring, coved ceiling, obscure UPVC double glazed window to side aspect.

Bedroom two
UPVC double glazed leaded light bay window to front aspect, single panel radiator, picture rail.

Bedroom three
UPVC double glazed leaded light window to front aspect, single panel radiator, picture rail.

Bedroom four
UPVC double glazed light window to front aspect, double panel radiator, picture rail.

Bedroom five
UPVC double glazed window to rear aspect, single panel radiator, picture rail.

Bathroom
Modern four piece suite comprising freestanding bath tub with chrome mixer tap and hand attachment, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, tiled flooring, part tiled walls, coved ceiling, obscure UPVC double glazed window to rear aspect.

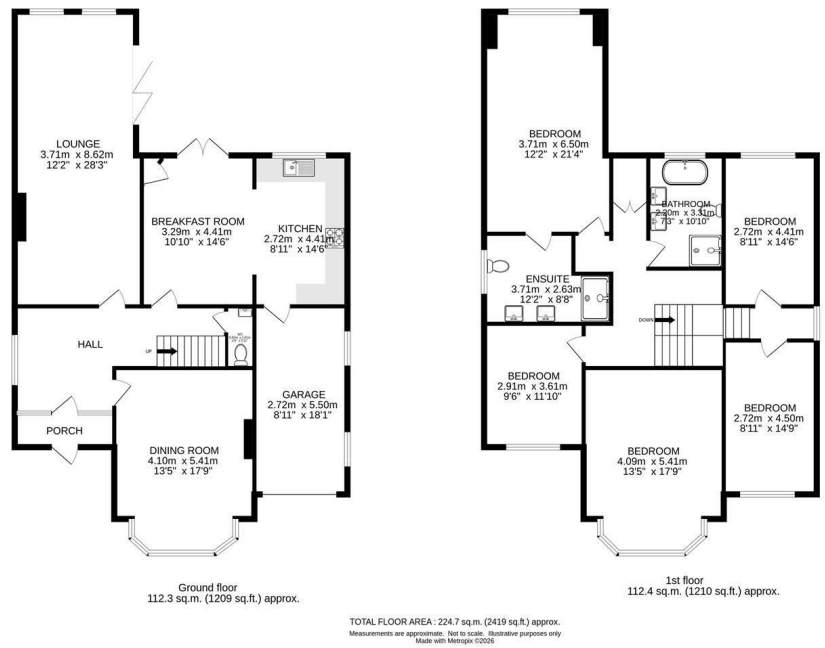
Rear garden - Approximately 90ft, Westerly aspect
Large paved patio area leading to lawn section with mature shrubs and plants bordering, fen enclosed, gated side access, outside tap.

Integral garage
Double doors at front and obscure window at side, worktop with space and plumbing for washing machine and tumble dryer below, space for tall standing fridge/freezer, hardstanding providing further off street parking if desired.

Front
Block paved driveway providing off street parking for several vehicles.

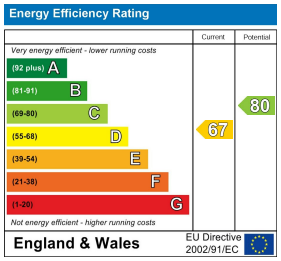
BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help 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

Boiler - In loft, fitted 2026
Loft - partly boarded, loft ladder
Garden is north west
Kitchen fitted 2 years ago
En suite re decorated 2026
New roof 5 years ago
Meters in the garage
Chimney breast removed and electric fire installed 2025
Owner lived at the property 20 years
Has found a property in Kingswood



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.

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