















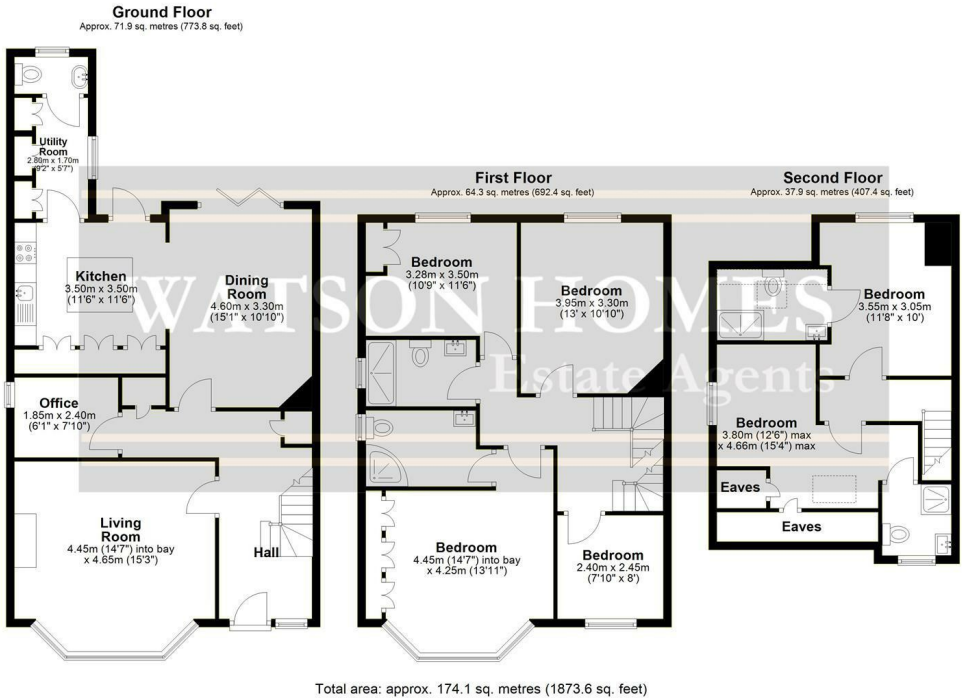
18 Derby Road, Cheam, Sutton, SM1 2BL

Guide price £1,200,000

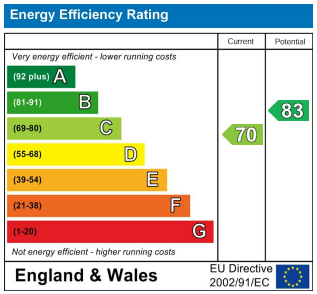
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## Floor Plan




Total area: approx. 174.1 sq. metres (1873.6 sq. feet)




## 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 combi boiler is 7 years old and was last serviced in April 2026.

The property was rewired in two phases in 2019 and. 2022.

The boundary fence is to the right (looking from road).

The garden faces east.

The loft conversion is 7 years old approximately and has building regulation certificates.

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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