



69 Frederick Road, Cheam, Sutton, SM1 2HT

Asking price £675,000



WH WATSON HOMES
Estate Agents

69 Frederick Road, Cheam Sutton, SM1 2HT

Overview

Located on Frederick Road in the charming area of Cheam, Sutton, this immaculately presented four-bedroom terraced house offers a delightful blend of comfort and style. With stunning views overlooking the picturesque Sears Park, this property is perfect for those who appreciate both natural beauty and modern living.

As you step inside, you will be greeted by a spacious open-plan kitchen, dining room and lounge, providing an excellent living space for both relaxation and entertaining. The design allows for a seamless flow between the areas, making it ideal for family gatherings or hosting friends. The property boasts built-in wardrobes in the bedrooms, ensuring ample storage while maintaining a tidy and uncluttered environment.

With two well-appointed bathrooms, this home caters to the needs of a busy family or those who enjoy having guests. Each bedroom is generously sized, offering a comfortable retreat at the end of the day.

This property not only provides a beautiful living space but also benefits from its prime location, with easy access to amazing schools, local amenities and transport links. Whether you are looking for a family home or a stylish residence in a sought-after area, this four-bedroom house on Frederick Road is sure to impress. Don't miss the opportunity to make this stunning property your new home.

69 Frederick Road, Cheam Sutton, SM1 2HT

Accommodation

Sheltered Entrance

Decorative tiled step and obscure double-glazed composite front door.

Entrance Hall

Wood flooring, modern radiator and a large under-stairs storage cupboard with fitted shelving.

Lounge/Diner

UPVC double-glazed bay window to the front aspect with fitted plantation shutters, two double-panel radiators, feature panelled walls, fitted shelving and storage cupboards, wood flooring, UPVC double-glazed patio doors to the rear aspect and a wall-mounted Hive heating control.

Kitchen Area

A range of fitted wall units with matching cupboards and drawers below, granite-effect roll-top work surfaces with an inset stainless-steel sink and mixer tap, space for a range cooker with extractor hood above, space and plumbing for a washing machine and dishwasher, fitted wine rack, space for an American-style fridge/freezer, larder cupboard, tiled splashback and wood flooring.

Stairs to First-Floor Landing

Bedroom Two

UPVC double-glazed window to the front aspect with fitted plantation shutters, wood-effect laminate flooring, fitted wardrobes and a modern radiator.

Bedroom Three

UPVC double-glazed window to the rear aspect with fitted plantation shutters, fitted wardrobes, modern radiator, cupboard housing the Worcester boiler and wood-effect laminate flooring.

Bedroom Four

UPVC double-glazed window to the front aspect with fitted plantation shutters, fitted wardrobe and wood-effect laminate flooring.

Bathroom

Modern suite comprising a tiled walk-in shower cubicle with thermostatic shower and handheld attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level WC with push-button flush, tiled flooring with underfloor heating, tiled walls, extractor fan and an obscure UPVC double-glazed window to the rear aspect.

Stairs to Second-Floor Landing

Velux roof window to the front aspect.

Main Bedroom

Velux roof window to the front aspect, UPVC double-glazed doors opening onto a rear Juliet balcony, fitted wardrobes and a modern radiator.

En-Suite Shower Room

Suite comprising a tiled walk-in shower cubicle with thermostatic shower and handheld attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level WC with push-button flush, chrome heated towel rail, tiled walls and flooring, extractor fan and an obscure UPVC double-glazed window to the rear aspect.

Rear Garden (South-Facing)

Approximately 80 ft in length, featuring a large paved patio area and a pathway leading to the rear of the garden. The garden is mainly laid to lawn, with mature shrubs and flower beds bordering the boundaries. Outside tap, fenced boundaries and gated rear access.

Front Garden

Paved front garden leading to a block-paved driveway providing off-street parking for two 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

The boiler was installed Feb 2020 and has been serviced annually.

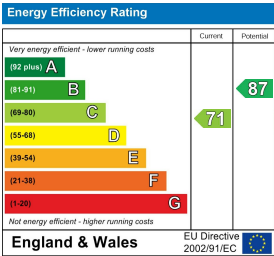
The loft extension was completed June 2020.

The garden faces south west.

The fence on the right hand side and rear of garden is the owners responsibility.

New panels to the right of the garden installed this spring.

The vendors are relocating.



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686

if you wish to arrange a viewing appointment for this

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 property.