







23 St. Dunstans Hill, Cheam, Sutton, SM1 2JX

Guide price £700,000

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WH WATSON HOMES
Estate Agents

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Overview

Watson Homes are pleased to introduce this impressive FOUR DOUBLE BEDROOM detached home.

The property offers spacious and versatile accommodation The home benefits from four bedrooms, a conservatory, a garage, and a private driveway providing parking for up to six vehicles, a particularly desirable feature for a family home.

The conservatory provides an additional versatile living space and offers a pleasant connection to the garden, while the garage provides useful storage and further practicality.

The property is ideally located for both transport links and highly regarded local schools. Cheam Station is within easy reach, providing regular services towards central London, while Sutton Station also offers excellent commuter connections. Local bus services provide convenient access to Sutton, Cheam and surrounding areas.

Families are particularly well served by a selection of established schools nearby, including St Dunstan's Cheam CofE Primary School, Cheam Fields Primary Academy, Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls.

The property is also conveniently positioned for Cheam Village, with its selection of shops, cafés, restaurants and local amenities, as well as the green open spaces of Cheam Park. The surrounding area is well known for its attractive village character and historic setting.

Overall, this is a fantastic opportunity to acquire a substantial four-bedroom detached family home, combining generous accommodation, excellent off-street parking, a garage and conservatory, all within a convenient and desirable Sutton/Cheam location.

Early viewing is highly recommended to fully appreciate what this property has to offer.

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Accommodation

Composite front door to..

Entrance lobby
Wood laminate flooring, fitted seating, part tiled walls, dado rail, coved ceiling, fitted storage cupboard.

Lounge/diner
Dining area
UPVC double glazed window to front aspect, fitted plantation shutters, decorative coved ceiling and feature panelled walls, wood laminate flooring with underfloor heating, wall mounted thermostat.

Lounge area
Wood laminate flooring with underfloor heating, fireplace with decorative surround, wall mounted thermostat, feature panelled walls and display lighting, double glazed bifold doors to rear aspect.

Conservatory
Double glazed windows, to side and rear aspects and double doors leading to garden, wood laminate flooring, wall mounted heater, pull switch ceiling fans.

Kitchen
Range of fitted gloss wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hob with extractor fan above and oven/grill at side, integrated dishwasher, integrated fridge/freezer, tiled flooring, tiled splash back, coved ceiling, UPVC double glazed window and door to side aspect, wall mounted thermostat, coved ceiling.

Stairs to 1st floor landing
Obscure UPVC double glazed window to side aspect, decorative coved ceiling, loft access, fitted storage cupboard.

Bedroom one
UPVC double glazed window to rear aspect, fitted plantation shutters, coved ceiling, dado rail, wood laminate flooring.

Bedroom two
UPVC double glazed window to front aspect, wood laminate flooring, dado rail, decorative coved ceiling and ceiling rose.

Bedroom three
UPVC double glazed window to rear aspect, fitted plantation shutters, built-in wardrobe, dado rail, wood laminate flooring, coved ceiling and ceiling rose.

Bedroom four
UPVC double glazed window to front aspect, fitted plantation shutters, dado rail, coved ceiling and ceiling rose.

Bathroom
Modern suite consisting a tiled walk in cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, extractor fan, UPVC double glazed windows to side aspect, fitted sensor mirror.

Rear garden – South facing
Approximately 75ft
Large paved patio area leading to lawn section with mature shrubs bordering, large garden shed, fence enclosed, gated side access, outside tap.

Detached garage
Up/Over door at front.

Front
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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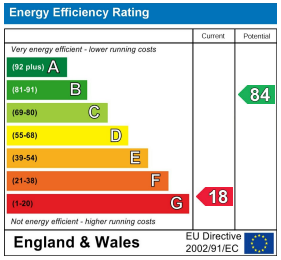






Floor Plan





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

The property has a partly boarded loft.

The loft is Insulated.

The boiler was last serviced in 2026.

The seller lives at the property and is vacating with no onward chain.

The boundary fence is Left (looking from road)

The garden faces south

Freehold

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.

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