



9 Denbigh Close, Cheam, Sutton, SM1 2HS

£375,000



**WH WATSON HOMES**  
Estate Agents



# 9 Denbigh Close, Cheam Sutton, SM1 2HS

\*\*\* VENDOR SUITED \*\*\* Nestled at the end of a tranquil cul-de-sac in the charming residential area of Denbigh Close, Cheam, this delightful ground-floor two-bedroom maisonette offers a perfect blend of comfort and modern living. Recently renovated, the property boasts a fresh and inviting atmosphere, making it an ideal home for individuals or small families seeking a peaceful retreat.

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing ample space for relaxation and entertaining. The well-appointed kitchen complements the living area, ensuring that meal preparation is both convenient and enjoyable. The maisonette features two generously sized bedrooms, each designed to provide a restful sanctuary.

One of the standout features of this property is the charming conservatory, which invites natural light and offers a lovely space to unwind or enjoy your morning coffee. The private front and rear gardens enhance the appeal, providing outdoor space for gardening, play, or simply soaking up the sun.

## Accommodation

Obscure double glaze door to..  
Entrance porch  
Double glazed window to side aspect, fitted storage cupboard, obscure part glazed wooden door to..

Lounge  
Double glazed window to front aspect, two double panel radiators, open fireplace, coved ceiling, Amtico flooring, wall mounted thermostat, storage cupboard

Kitchen  
Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and brushed chrome mixer tap, integrated dishwasher and washing machine, space for cooker with extractor fan above, space for tall standing fridge/freezer tiled splash back, double panel radiator, Amtico flooring, open plan to..

Conservatory  
UPVC double glazed windows to side and rear aspects with doors leading to garden, double panel radiator, wall mounted “Worcester” boiler, Amtico flooring.

Bedroom one  
Double glazed window to front aspect, double panel radiator, coved ceiling.

Bedroom two  
Double glazed window to rear aspect, double panel radiator, coved ceiling, fitted wardrobe.

Bathroom  
Modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan, obscure double glazed window to rear aspect.

Rear garden  
Paved patio area and further rear seating section, mainly laid to lawn with flowerbeds at side, fence enclosed, wooden garden shed, gated side access.

Front garden  
Lawn area with flower beds and hedge border.

Residents 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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.











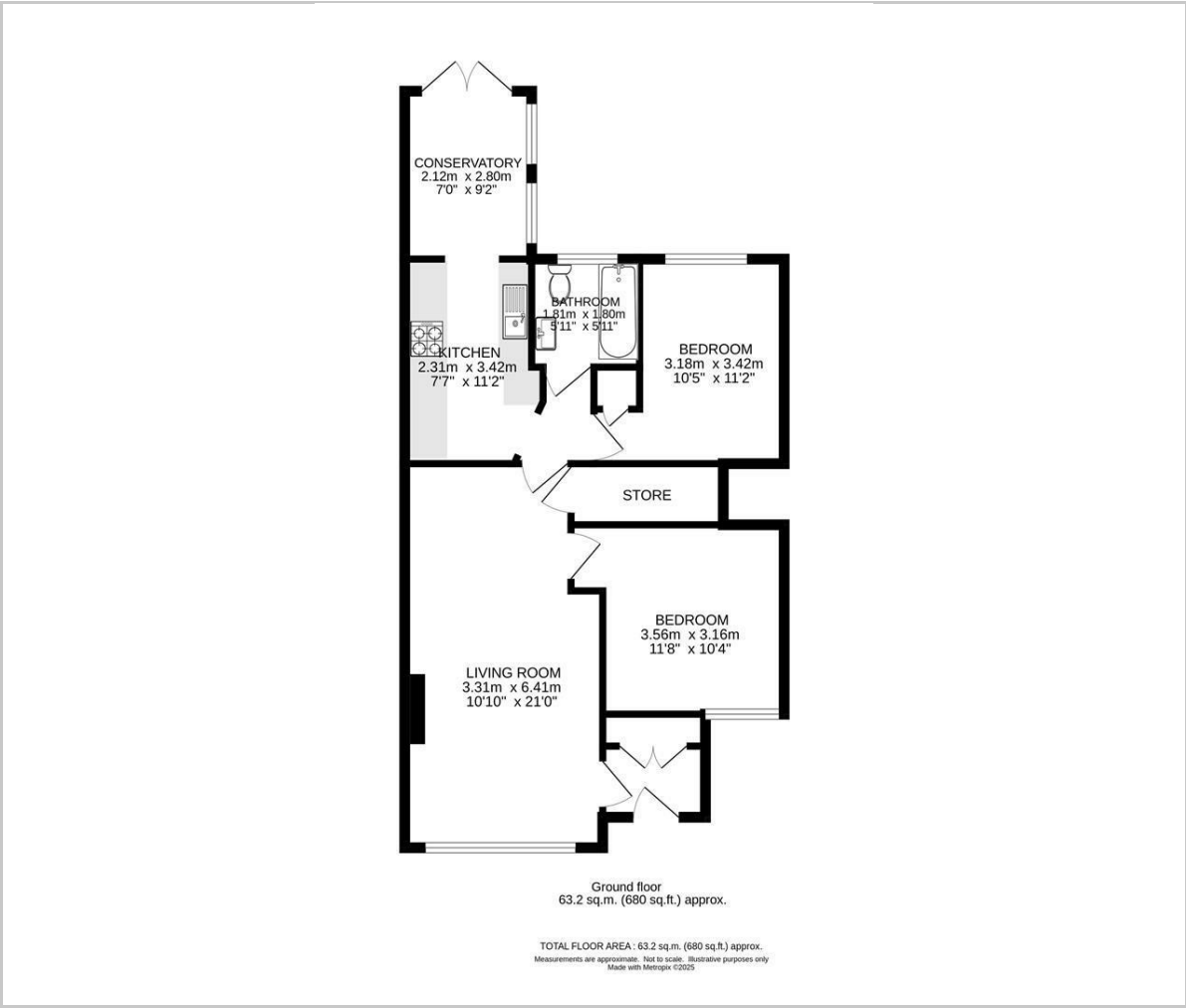








Floor Plan

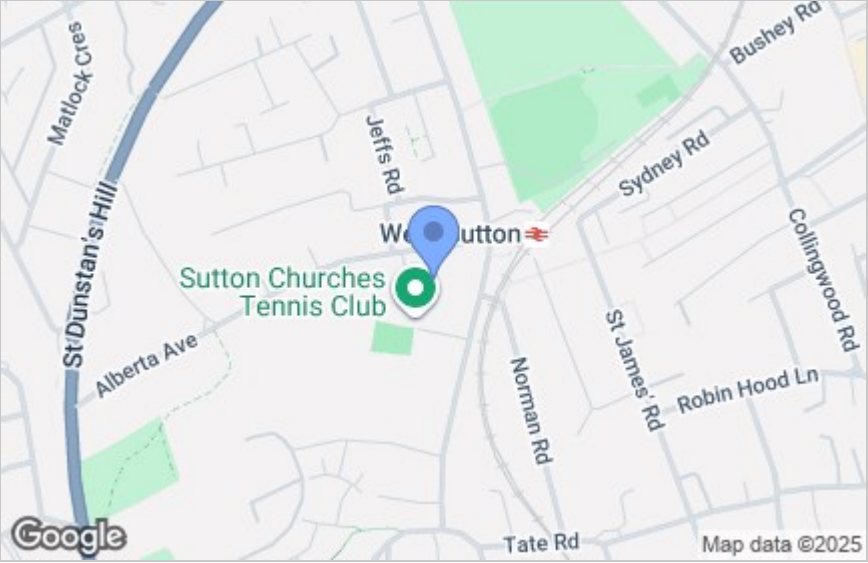


Viewing

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.

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Area Map



Energy Efficiency Graph

