



14 Cheviot Close, Sutton, SM2 5SB

Guide price £1,100,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this deceptively spacious three/bedroom detached family home. The property offers a wealth of accommodation including a 32ft open plan lounge/diner/kitchen, three bathrooms (two en-suites), a utility room, a garage and a stunning landscaped rear garden.

Nestled away in a sought after private road, Cheviot Close is perfect for the Harris Academy as well as Seaton House and Barrow Hedges Primary School. * Internal viewings are strongly recommended *

Accommodation

UPVC double glazed entrance porch
Tiled flooring, obscure glazed wooden front door to..

Spacious entrance hall
Covered radiator, meter cupboard, wood panelling, wood flooring, storage cupboard with fitted shelving, coved ceiling, wall mounted thermostat.

Open plan lounge/diner/kitchen

Range of fitted gloss wall units with matching cupboards and drawers below, marble effect worktops with inlaid sink and chrome mixer tap, integrated "Bosch" oven/grill and microwave, integrated dishwasher, inlaid induction hob with extractor fan above, wood flooring, UPVC double glazed window to rear aspect.

Lounge/dining/family area:

Large double glazed sliding doors to rear aspect, wood flooring, feature log burner, modern radiator, coved ceiling, fitted shelving and storage cupboards.

Utility room

Range fitted wall units with cupboards and drawers below, space and plumbing for washing machine and tumble dryer, fitted shelving, access to garage.

Bedroom 4/Study

UPVC double glazed door leading to rear aspect, fitted desk area and shelving, tiled flooring.

Ensuite shower room

Consisting of tiled walk in cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, part tiled walls, tiled flooring, extractor fan.

Bedroom three

UPVC double glazed window to front aspect, covered radiator, wood panelling, wood flooring, fitted wardrobes, coved ceiling.

Bedroom two

UPVC double glazed bay window to front aspect with fitted window seating, wood flooring, covered radiator, wood panelling, coved ceiling, fitted wardrobes with sliding doors.

Bathroom

Modern suite consisting of panelled walk in cubicle with thermostatic shower, 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, coved ceiling, extractor fan.

Stairs to 1st floor

Feature perspex balustrade, fitted storage cupboard, Velux window to side.

Main bedroom

UPVC double glazed windows to rear aspect, two covered radiators, wood flooring, built-in wardrobe.

Ensuite bathroom

Comprising bath tub with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, vinyl wood effect flooring, tiled walls, Velux window to side aspect, extractor fan.

Rear garden (South facing)

Approximately 60ft

Pretty landscaped rear garden with an abundance of flowerbeds and shrubs bordering, sheltered seating area, composite decking and patio sections, storage and garden shed, outside water supply, fence enclosed, fish pond.

Garage at side

Electric up/over door at front.

Front

Block paved driveway providing off street parking for 2-3 vehicles with decorative landscaping at side and a brick wall border.

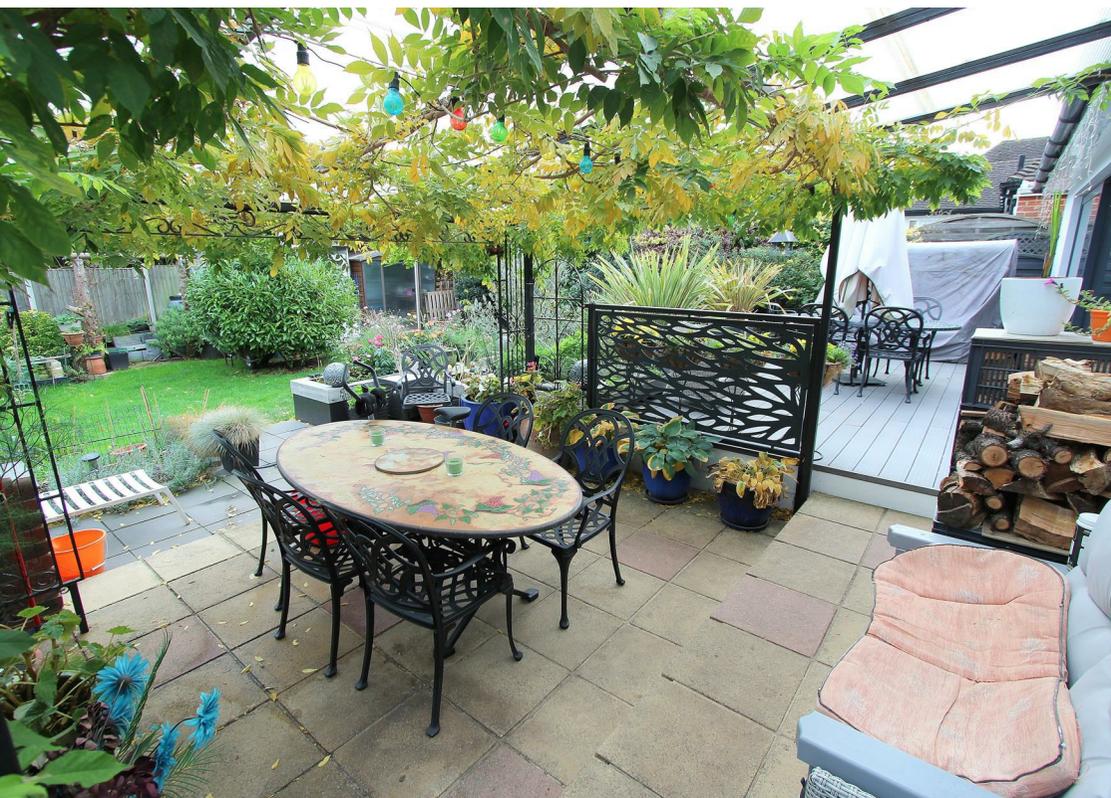
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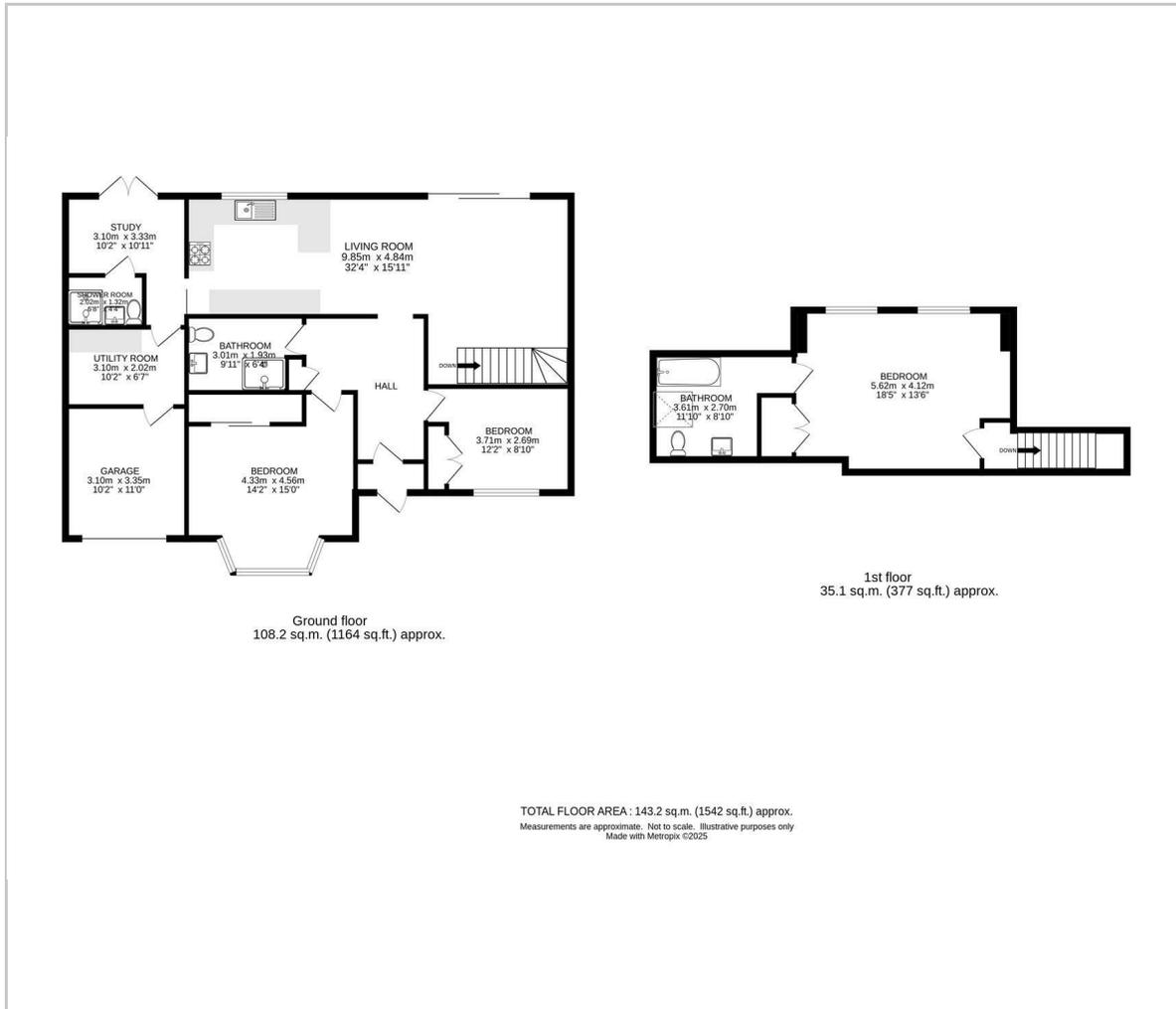








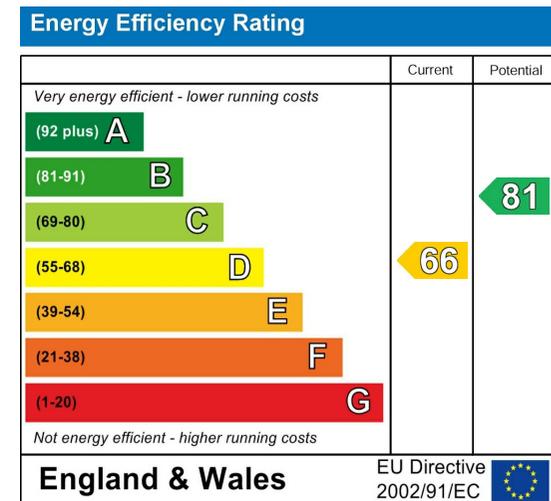
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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