



WATSON AVENUE, CHEAM, SUTTON, SM3
£600,000 FREEHOLD

**A THREE BEDROOM SEMI-DETACHED FAMILY HOME
 WITHIN REACH OF A WIDE RANGE OF TRANSPORT
 LINKS AND SOUGHT AFTER LOCAL SCHOOLS**

Winkworth

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See things differently



Winkworth

AT A GLANCE

- Three Bedrooms
- Living Room
- Dining Room
- Modern Kitchen
- Cloakroom/WC
- Family Bathroom
- Separate WC
- Large Loft Room
- Well-regarded Schools
- Local Trains into Central London

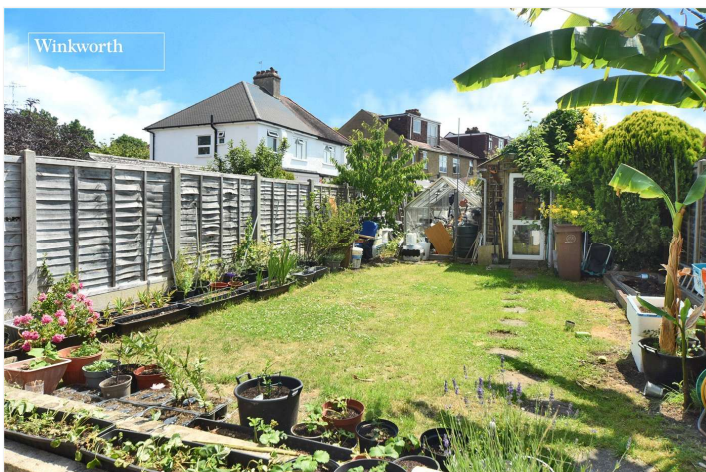
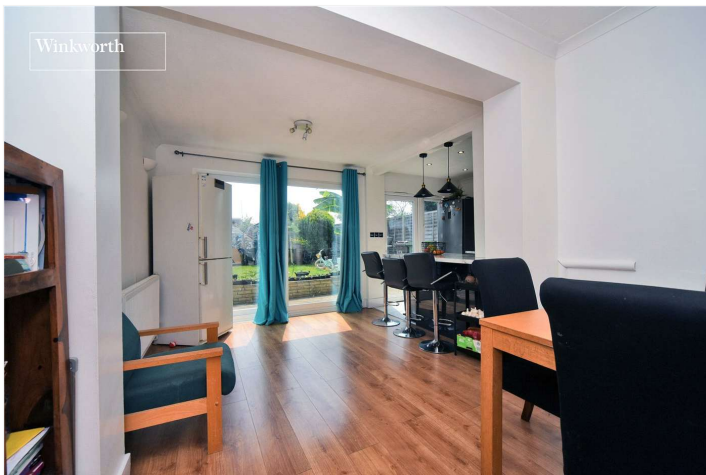
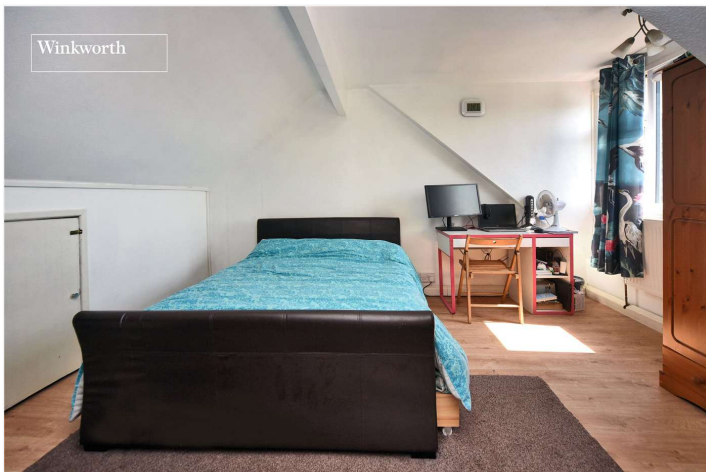
DESCRIPTION

A semi-detached family home benefitting from three bedrooms, a large loft room with eaves storage, a southerly aspect rear garden and a popular location within reach of well regarded schools and trains into central London.

The accommodation comprises two spacious living rooms, modern fitted kitchen, cloakroom/WC, family bathroom with separate WC, two double bedrooms, a third good sized single bedroom and a spacious loft room. Particular features include the well proportioned room sizes throughout and the kitchen incorporating extra dining space.

Externally, the rear garden is high fence enclosed for privacy, whilst the front has been block paved to provide ample off street parking.

Locally, the area is sought after for its excellent education facilities and plentiful transport links. Schools include Cheam High, Cheam Park Farm Primary Academy, St Cecilia's Catholic School and Nonsuch High School for Girls. Both Cheam Village and Sutton offer a wide choice of shops, restaurants and amenities including train stations into central London and bus routes towards surrounding towns. Also within reach are Sutton Common and West Sutton railway stations plus Morden with its Northern Line tube station.



ACCOMMODATION

Entrance Hall

Living Room - 13'7" x 12'10" max (4.14m x 3.9m max)

Dining Room - 21'2" x 11'4" max (6.45m x 3.45m max)

Kitchen - 18' x 7' max (5.49m x 2.13m max)

Cloakroom/WC

Bedroom - 14'2" x 10'11" max (4.32m x 3.33m max)

Bedroom - 11'2" x 11'1" max (3.4m x 3.38m max)

Bedroom - 7'6" x 7'3" max (2.29m x 2.2m max)

Family Bathroom - 7'5" x 5'6" max (2.26m x 1.68m max)

Loft Room - 12'7" x 12'2" max (3.84m x 3.7m max)

Garden - Approx. 55ft

Off Street Parking on Drive

INTERNAL FLOOR AREA (APPROX.) 1313 sq ft/ 122.0 sq m
Garden extends to 55' (16.76m) approx.



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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