

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

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

**Winkworth**

Cheam Office | 020 8770 7766 | [cheam@winkworth.co.uk](mailto:cheam@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

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## AT A GLANCE

- Four Bedrooms
- Living Room
- Dining Room
- Modern Kitchen
- Cloakroom/WC
- Family Bathroom
- Separate WC
- Garden approx. 55ft
- Off Street Parking On Drive
- Well-Regarded Local Schools

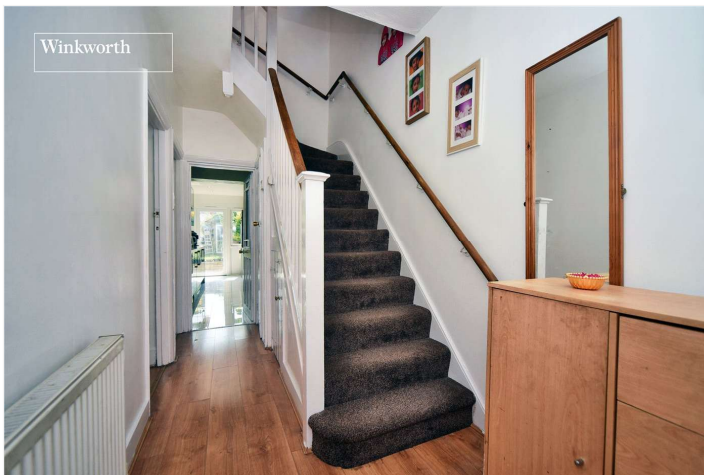
## DESCRIPTION

An extended, semi-detached family home benefitting from four bedrooms, a southerly aspect rear garden and a popular location within reach of well regarded schools and trains into central London.

Features on the ground floor include a front reception room, an extended double reception room to the rear, modern fitted kitchen and downstairs WC. On the first floor, you'll find two double bedrooms, a good sized single bedroom and family bathroom with separate WC, whilst the fourth bedroom is set on the second floor.

Externally, the rear garden is high fence enclosed for privacy. The front has been block paved and provides 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 with Separate WC** - 7'5" x 5'6" max (2.26m x 1.68m max)

**Bedroom** - 12'7" x 12'2" max (3.84m x 3.7m max)

**Garden** - Approx. 55ft

**Off Street Parking on Drive**



**DINING ROOM**  
21'2" x 11'4"  
6.45m x 3.45m

**KITCHEN**  
18'0" x 7'0"  
5.49m x 2.13m

**LIVING ROOM**  
13'7" x 12'10"  
4.14m x 3.91m

**HALL**

**PORCH**

UP

The floor plan shows a rectangular layout with a central hallway. On the left side, there are two bedrooms: the top one is 11'2" x 11'1" (3.40m x 3.37m) and the bottom one is 14'2" x 10'11" (4.32m x 3.33m). On the right side, there is a bathroom (7'5" x 5'6", 2.26m x 1.68m) at the top, a staircase labeled 'UP' in the middle, and another bedroom (7'6" x 7'3", 2.29m x 2.21m) at the bottom. The entrance is at the bottom center, leading into a hallway that branches out to the rooms.

Floor plan of the first floor. The main room is labeled "BEDROOM 12'7\" x 12'2\" 3.83m x 3.71m". To the right of the bedroom is a staircase labeled "DOWN". Below the bedroom is a small area labeled "EAVES STORAGE". The plan shows a thick black line for the exterior wall and a thinner line for the interior wall. The staircase is located on the right side, with a door leading from the bedroom area.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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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