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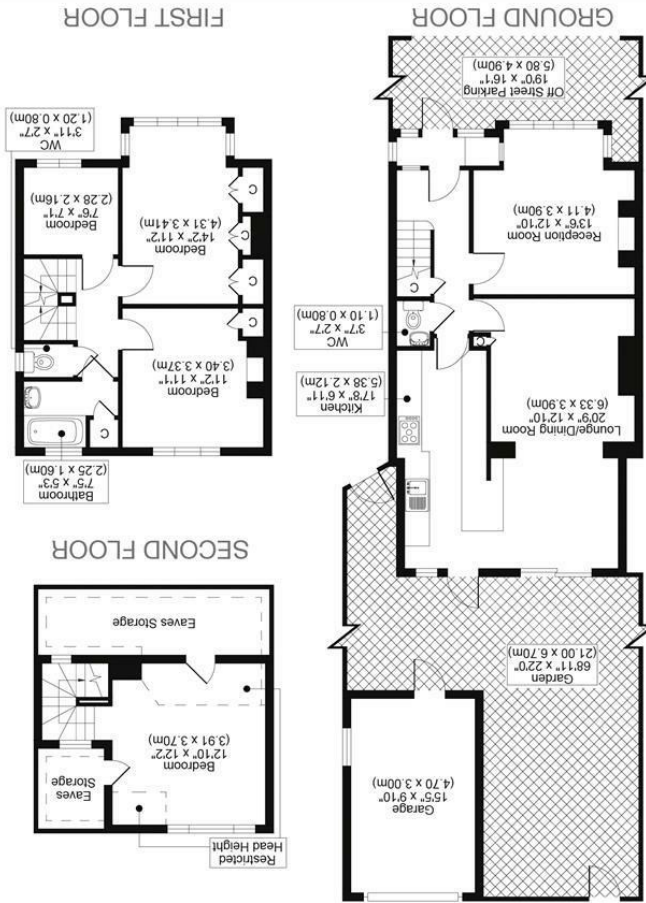
RICS

The Property Ombudsman

CHRISTIES

optica  
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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



WATSON AVENUE, SM3  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT & EAVES STORAGE & GARAGE 1565 SQ.FT (145 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT & EAVES STORAGE & GARAGE 1246 SQ.FT (116 SQ.M)



CHRISTIES



**\*\*GUIDE PRICE £625,000-650,000\*\***

WELCOME TO WATSON AVENUE, - A CHARMING LOCATION THAT COULD BE YOUR NEXT HOME SWEET HOME! THIS DELIGHTFUL SEMI-DETACHED HOUSE BOASTS TWO RECEPTION ROOMS, PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH YOUR LOVED ONES. WITH FOUR COSY BEDROOMS, THERE IS PLENTY OF SPACE FOR THE WHOLE FAMILY TO UNWIND AND MAKE MEMORIES.

THE PROPERTY FEATURES A BRIGHT AND AIRY OPEN PLAN KITCHEN / DINER, IDEAL FOR WHIPPING UP DELICIOUS MEALS WHILE STILL BEING PART OF THE CONVERSATION. IMAGINE ENJOYING YOUR MORNING COFFEE IN THIS INVITING SPACE OR HOSTING DINNER PARTIES WITH EASE.

LOCATED IN THE HEART OF CHEAM, SUTTON, THIS PROPERTY OFFERS NOT JUST A HOUSE, BUT A LIFESTYLE. CLOSE TO LOCAL AMENITIES, SCHOOLS, AND PARKS, YOU WILL HAVE EVERYTHING YOU NEED RIGHT AT YOUR DOORSTEP. WHETHER YOU ARE LOOKING TO SETTLE DOWN OR SIMPLY UPGRADE TO A MORE SPACIOUS ABODE, THIS HOUSE HAS THE POTENTIAL TO BE THE PERFECT PLACE FOR YOU.

DO NOT MISS OUT ON THE OPPORTUNITY TO MAKE THIS HOUSE YOUR OWN - BOOK A VIEWING TODAY AND ENVISION THE ENDLESS POSSIBILITIES THAT AWAIT YOU AT WATSON AVENUE!

- OPEN PLAN KITCHEN / DINER
- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- COUNCIL TAX BAND E
- EPC RATING D

