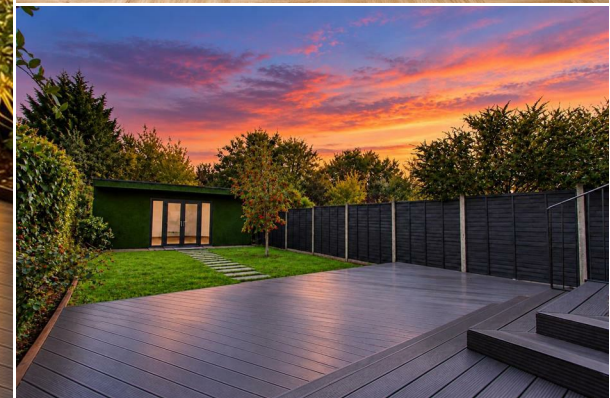




165 Ridge Road, Sutton, SM3 9LW

£750,000



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WH WATSON HOMES
Estate Agents

165 Ridge Road, Sutton, SM3 9LW

Overview

Watson Homes are proud to present this exceptional four-bedroom semi-detached family home on Ridge Road.

Beautifully refurbished to an outstanding standard, this stunning property combines contemporary style, luxurious finishes and practical family living.

At the heart of the home is a top-of-the-range fitted kitchen, complemented by spacious accommodation and an impressive three bathrooms, including an additional downstairs wet room. A separate utility room adds further convenience, making this home perfectly suited to the demands of modern family life.

Externally, the property benefits from a private driveway and a versatile outbuilding, offering excellent additional space ideal for a home office, private gym or study.

Ideally positioned on Ridge Road, the property enjoys convenient access to excellent transport links, making it an attractive choice for commuters and families alike.

A beautifully presented family home offering style, space and versatility in a highly convenient location. Early viewing is strongly recommended to fully appreciate the quality and accommodation on offer.

165 Ridge Road, Sutton, SM3 9LW

Accommodation

Obscure double-glazed composite front door leading to:

Spacious Entrance Hall:

Herringbone wood flooring, modern radiator, uPVC double-glazed window to the front aspect and wall-mounted heating control.

Lounge:

UPVC double-glazed window to the front aspect, modern radiator, herringbone wood flooring, access to under-stairs storage cupboard, TV point and archway leading to:

Open-Plan Kitchen/Diner/Family Area:

Range of fitted wall units with matching cupboards and drawers below, marble worktops with an inset Bosch five-ring gas hob, integrated double oven, integrated fridge/freezer, spacious island with an inset sink and mixer tap, integrated dishwasher, breakfast bar, herringbone wood flooring, modern radiators, feature skylight and uPVC double-glazed sliding doors to the rear aspect.

Utility Room:

Range of fitted wall units with matching cupboards below, wooden worktops with an inset sink and mixer tap, space and plumbing for a washing machine and tumble dryer, cupboard housing the Worcester boiler, modern radiator, herringbone wood flooring, extractor fan and uPVC double-glazed window to the rear aspect.

Downstairs Shower Room:

Luxury suite comprising a tiled walk-in shower cubicle with rainfall shower and handheld attachment, floating washbasin with mixer tap and storage cupboard, low-level WC with push-button flush, tiled flooring, sensor mirror with illuminated display, modern radiator and wall-mounted ventilation unit.

Bedroom Two:

UPVC double-glazed window to the front aspect, built-in wardrobe, herringbone oak flooring with underfloor heating and wall-mounted ventilation unit.

Bedroom Three:

UPVC double-glazed window to the rear aspect, herringbone oak flooring, fitted storage cupboards and wall-mounted ventilation unit.

Bedroom Four:

UPVC double-glazed window to the rear aspect, herringbone oak flooring with underfloor heating and ceiling-mounted ventilation unit.

Bathroom:

Luxury suite comprising a freestanding roll-top bathtub with mixer tap, washbasin with mixer tap and storage cupboards, low-level WC with push-button flush, heated towel rail, tiled flooring with underfloor heating, tiled walls, obscure uPVC double-glazed windows to the side aspect and ceiling-mounted ventilation unit.

Stairs to Second Floor:

UPVC double-glazed window to the front aspect.

Main Bedroom:

UPVC double-glazed window to the rear aspect and velux windows to the front aspect, fitted wardrobes and storage cupboards with drawers, wall-mounted digital thermostat for underfloor heating and wall-mounted ventilation unit.

En-Suite Shower Room:

Tiled walk-in shower cubicle with thermostatic shower and handheld attachment, washbasin with mixer tap, low-level WC with push-button flush, heated chrome towel rail and windows to the front and rear aspects.

Rear Garden:

Detached Outbuilding

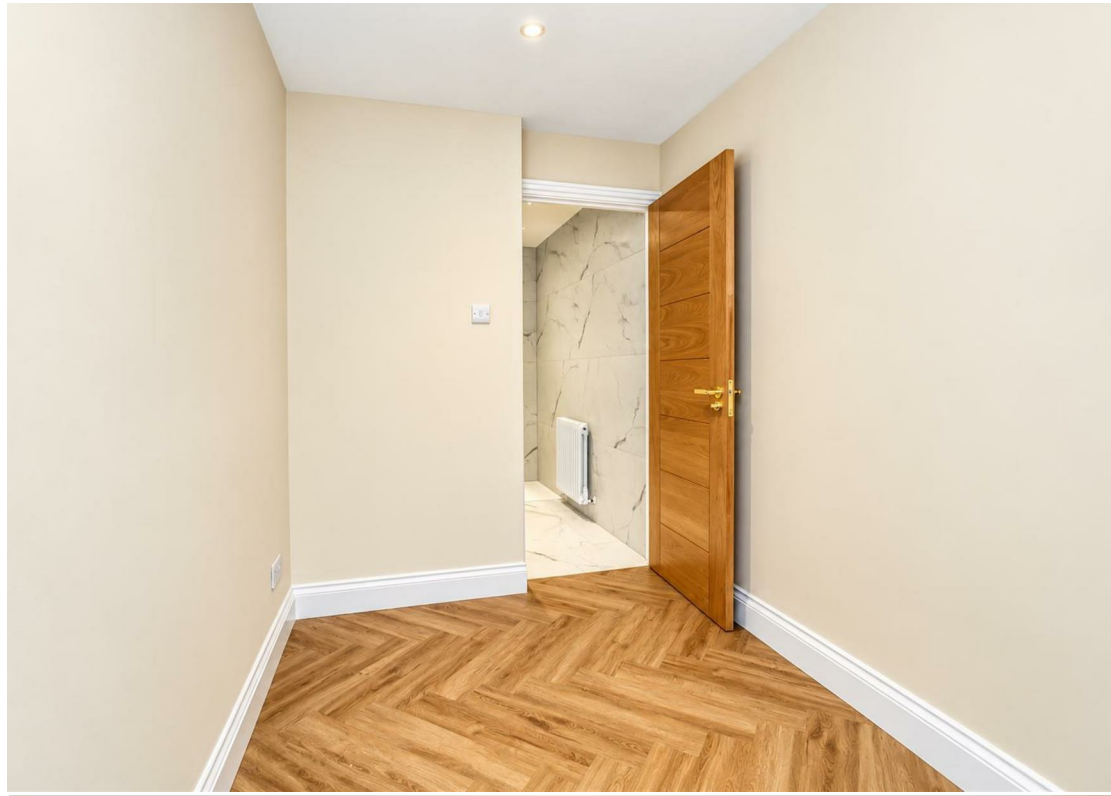
Two skylights, wood-effect laminate flooring and uPVC double-glazed doors to the front.

Additional Information

Mechanical Ventilation with Heat Recovery (MVHR) is a ventilation system used in homes and buildings to provide a continuous supply of fresh air while reducing heat loss and improving energy efficiency. It works by removing stale air from areas such as kitchens and bathrooms and supplying fresh air from outside to living areas and bedrooms. The system recovers heat from the outgoing air and uses it to warm the incoming fresh air, helping to reduce energy consumption and heating bills. MVHR also improves indoor air quality by helping to remove excess moisture, unpleasant odours and airborne pollutants, creating a healthier, more comfortable indoor environment. Overall, an MVHR system provides effective ventilation while retaining heat, enhancing comfort and supporting better energy efficiency.

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.

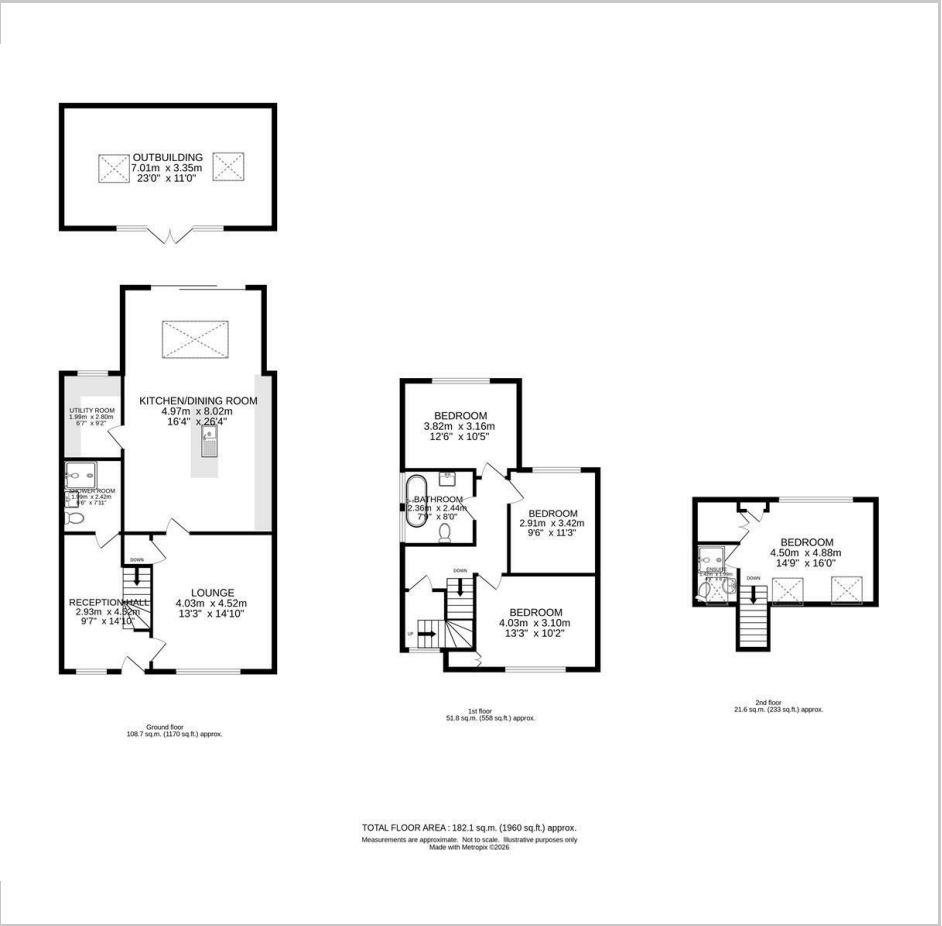






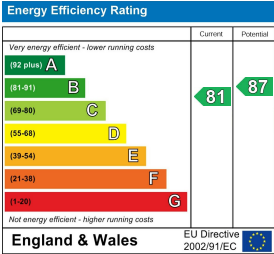


Floor Plan



Additional Information

- The property is Freehold
- There is no onward chain
- The boiler is serviced annually
- The property has been completely renovated in 2026 with certificates available



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.