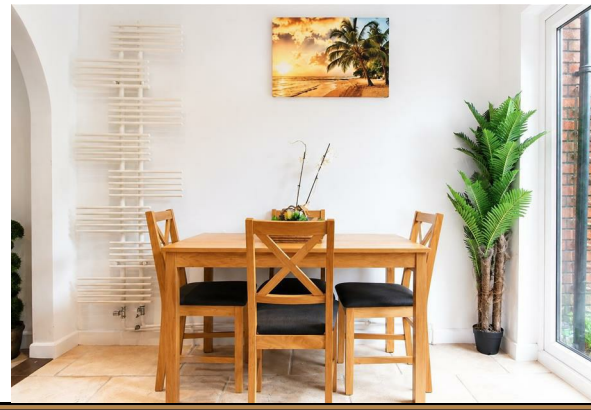








6 Village Row, Sutton, SM2 6JZ

2 1 1

£425,000

WH WATSON HOMES
Estate Agents

*** NO ONWARD CHAIN *** Watson Homes Cheam are pleased to offer this charming two double bedroom mid-terrace house located in the charming Village Row of South Sutton. Situated in a peaceful cul-de-sac.

The property features a welcoming reception room, providing a comfortable space for relaxing with family or entertaining guests. To the rear, the open-plan kitchen and dining area creates a bright and sociable hub of the home, ideal for modern living. The kitchen further benefits from underfloor heating, adding an extra level of comfort and practicality. Upstairs, there are two well-proportioned bedrooms, both offering ample space for furnishings and storage.

One of the standout features of this property is the private parking space, providing ease and security for your vehicle. The tranquil garden offers a lovely outdoor space to unwind.

Residents will appreciate the excellent transport links, ensuring easy access to Sutton town centre and beyond. Local amenities are conveniently located nearby, making daily errands a breeze. This property truly embodies a private residential setting while remaining close to the vibrant life of the town.

In summary, this mid-terrace house in South Sutton presents a wonderful opportunity for those seeking a peaceful yet accessible home. With its well-proportioned rooms, private parking, and tranquil garden, it is a property not to be missed.

Accommodation

Entrance hall:
The property is accessed via a UPVC double-glazed front door which opens into a welcoming entrance hall. To the right is a useful storage cupboard housing the electrical meters.

Lounge:
Large bay window fitted with UPVC double-glazed windows, with a radiator positioned beneath, cream carpet and a contemporary spotlight ceiling. An attractive archway provides an open flow through to the kitchen.

The kitchen:
Large stone rectangular floor tiles, underfloor heating, a wall-mounted radiator. A range of oak-style wall and base units provide ample storage, an integrated Indesit oven and grill, a Bosch gas hob with extractor hood above, and an integrated dishwasher. There is also an integrated fridge and freezer, together with space for a washing machine. There is a wall mounted rack to house a microwave and a stainless-steel sink with a chrome mixer tap is positioned beneath a UPVC double-glazed window overlooking the garden.

Stairs, fitted with cream carpeting, lead to the first-floor landing where there is an additional storage cupboard.

The bathroom:
Large grey stone-effect ceramic floor tiles and matching grey wall tiles extending from floor to ceiling. The suite includes a contemporary wall-mounted WC with a chrome push-button flush.

The principal bedroom:
UPVC double-glazed windows with radiators beneath, cream carpet, a spotlight ceiling, and three built-in storage cupboards providing excellent storage solutions.

Bedroom Two:
UPVC double-glazed window with a radiator beneath, built-in mirrored wardrobes, and a spotlight ceiling.

To the rear, UPVC patio doors open onto the garden. The outdoor space is mainly laid to square stone paving slabs. Steps lead up to a peaceful seating area, surrounded by mature shrubs and trees. The pergola in the back garden has a lilac wisteria growing over it. There is hard standing for a shed at the back of the garden on the right side. It is possible to put a storage box at the back of the parking space.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.





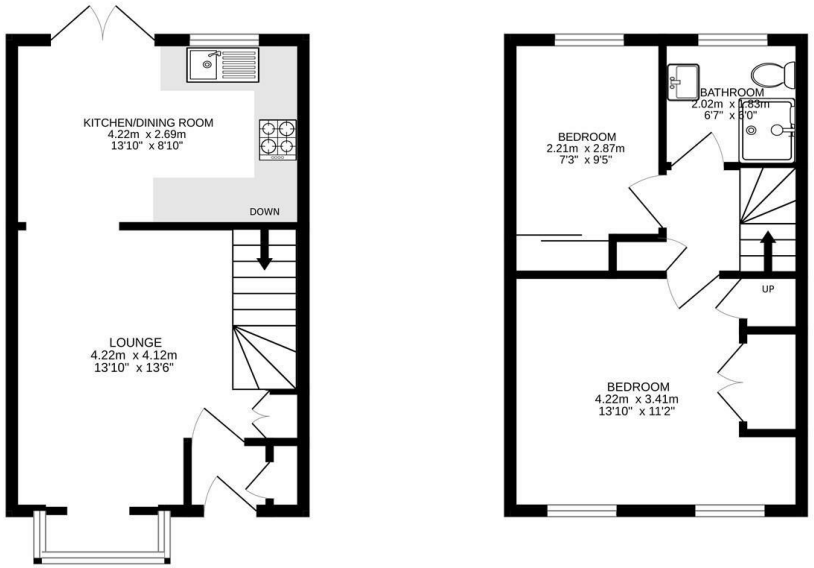


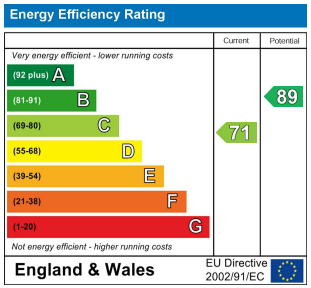






Floor Plans





Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

There is a private allocated parking space that comes with the property.

The property is Freehold.

The boiler is a combi it is approximately 6 years old and has serviced yearly.

The property has a partly boarded loft with loft ladder.

The loft is Insulated.

The property is being sold with no onward chain.

The property was previously a rental..

The boundary fence is Right.

The garden faces south.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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