



52 Brighton Road, Sutton, SM2 5BX

£800,000



**WH WATSON HOMES**  
Estate Agents

# 52 Brighton Road, Sutton, SM2 5BX

Located on Brighton Road in the desirable area of South Sutton, this detached family home offers a perfect blend of comfort and style. Spanning an impressive 1,637 square feet, the property boasts three bedrooms, making it an ideal choice for families.

Upon entering, you are greeted by an open-plan reception/dining area that provide ample space for relaxation and entertaining. A standout feature of this home is the expansive sunroom, adorned with surround windows that flood the space with natural light, offering a delightful spot to enjoy the garden views throughout the seasons.

The property also includes a large garage, providing convenient access to the beautifully landscaped garden. This outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying the fresh air in a tranquil setting.

## Accommodation

### Front Porch:

Terracotta floor tiles, a wooden front door with glass panelling, and a black steel door knocker and letterbox.

### Entrance Hall:

Brown carpet, cream walls, a storage cupboard to the right, two light fittings, a smoke alarm, and a small radiator. There is also a door leading to the downstairs WC. From the entrance hall, there are five doors leading to the lounge, a storage cupboard, the downstairs WC, the kitchen, and the dining area.

### Downstairs WC:

Parquet lino flooring, peach walls, and a tiled feature above the sink unit. It includes a Trent toilet, a double glazed window, and two cupboard doors leading to a large storage area.

### Kitchen (Gallery Style):

Lino flooring, panelled cupboards both upper and lower with glass doors (on two) and brass round handles. There is space for a washing machine, space for a fridge freezer, an integrated dishwasher, and an integrated hob, Hotpoint oven and grill. The boiler is located in the bottom cupboard on the left side. The kitchen also has two fitted ceiling lights, a smoke alarm, double glazed three-panel windows, and a stable back door leading to the garden.

### Lounge:

The lounge features hard wooden parquet flooring, a stone-effect fireplace, two fitted wall lights, and a ceiling light. There are French doors leading to a study area/sunroom, and the dining room is open plan with a continuation of the same flooring. The room has additional wall lights, double glazed windows, radiator below rear window, cream walls throughout. At the front of the lounge, there is a bay window with a storage window seat.

### Sunroom:

The sunroom has double glazed windows all around, grey marble effect tiled flooring, white walls, and three wall lights.

### Staircase:

The staircase is fitted with brown carpet, cream walls, and a window on the right-hand side wall.

### Master Bedroom:

The master bedroom has purple carpet, two double glazed windows at the front and back, radiator below rear window, flowered wallpaper, and one plain purple wall. It includes a large built-in storage space with

three doors leading to this area. There are two wall lights and two ceiling lights.

### Second Bedroom:

The second bedroom has three double glazed windows, brown carpet, a radiator, and a large storage cupboard. It also features a built-in dressing table with a matching wardrobe and bed surround.

### Third Bedroom:

The third bedroom has two-tone carpet, a double glazed window with a radiator underneath, and yellow wallpaper.

### Main Bathroom:

The main bathroom has a matching three-piece suite, chrome mixer taps, and a showerhead unit with a glass shower screen. There is a heated towel rail, grey floor tiles, wall tiles, a double glazed window, and a radiator.

### Airing Cupboard / Loft Access:

There is an airing cupboard housing the water tank with storage above, and access to the loft space.

### Garden:

Storage Shed

## 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

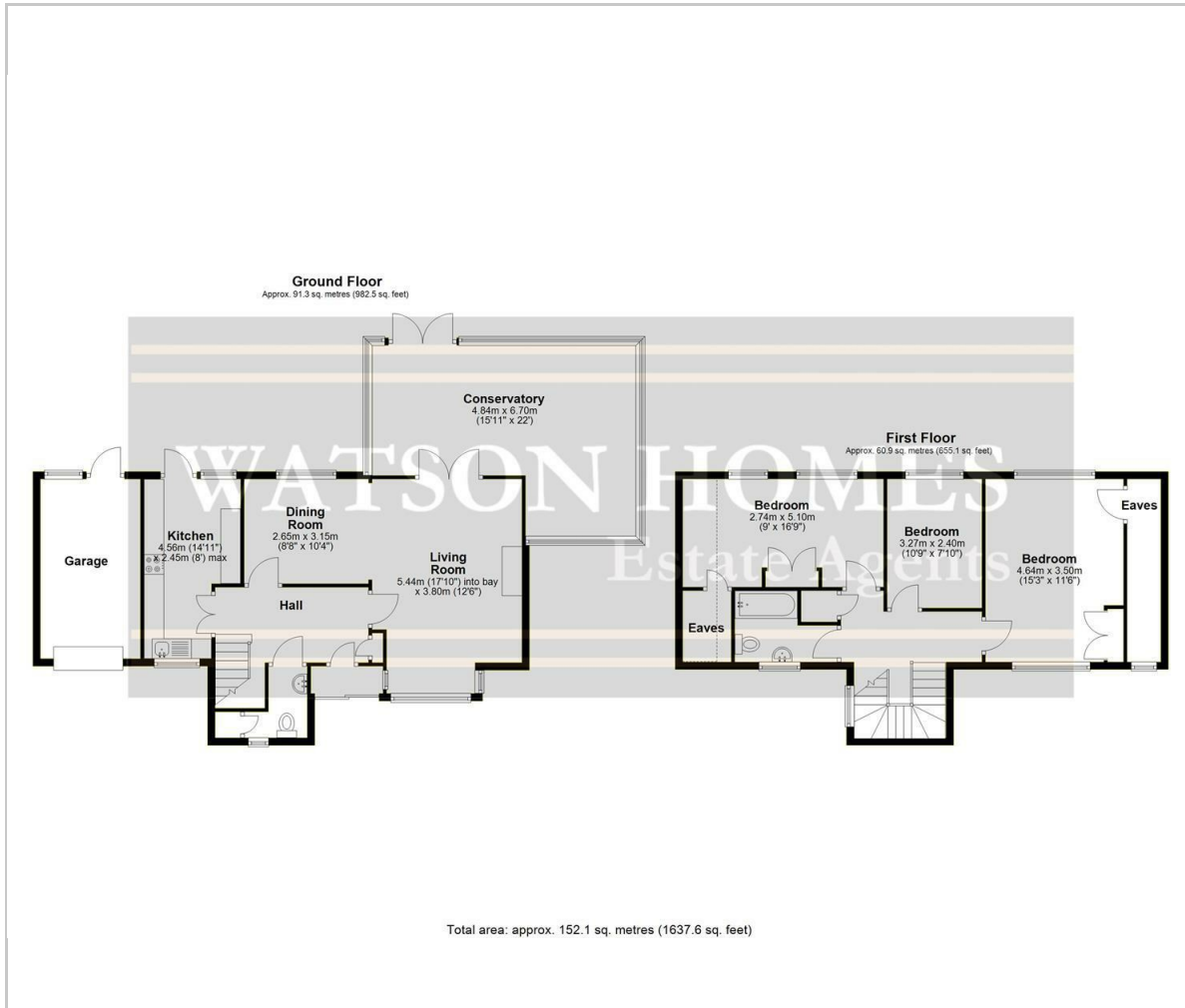




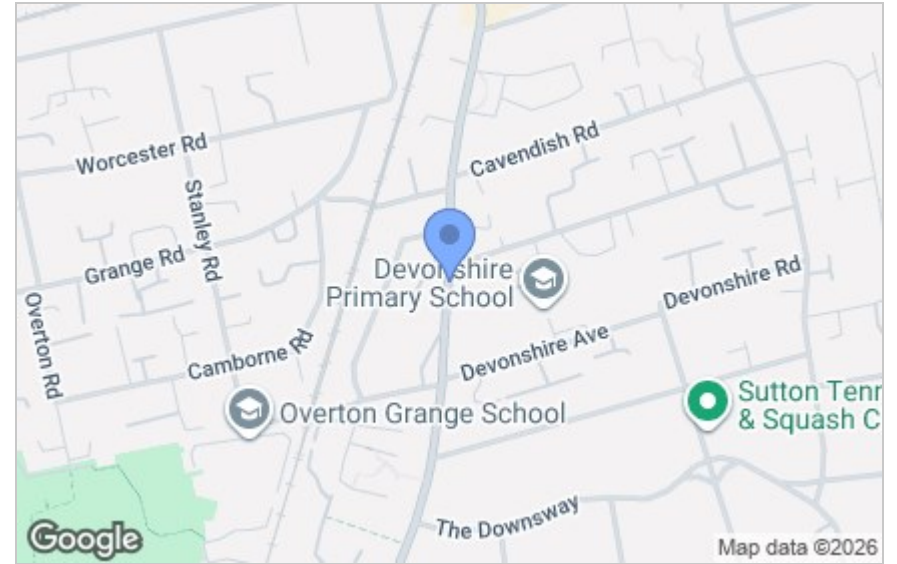




## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

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