



14 Fairview Road, Sutton, SM1 4PD

Offers over £700,000



WH WATSON HOMES
Estate Agents

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SIMPLY STUNNING!!! Watson Homes are delighted to offer this charming, lovingly restored family home, located in a sought after location close to a wealth of shops, transport links and desirable schools.

The current owners have renovated the property to a very high specification, with a perfect blend of modern family living whilst retaining many period features to compliment this splendid Edwardian house. Early viewings are strongly recommended!

Accommodation

Sheltered entrance, quarry tiled step, obscure part glazed wooden front door to..

Spacious entrance hall (Lovingly restored woodwork and spindle staircase with bespoke wool stair runner and landing carpet)

Amtico herringbone flooring, old school style radiator, picture rail, under stairs storage cupboard with further storage area housing combination boiler, coved ceiling and ceiling rose, wall mounted thermostat.

Lounge

UPVC double glazed windows to front aspect, fitted plantation shutters, double panel radiator, fitted cupboards and shelving, feature cast iron fireplace with slate hearth, picture rail, coved ceiling and ceiling rose.

Open plan kitchen/diner.

Shaker style kitchen with range of fitted wooden wall units and matching cupboards and drawers below, stone effect worktops with inlaid ceramic sink and mixer tap, integrated dishwasher, space for tall standing fridge/freezer, space and plumbing for washing machine, space for gas range cooker with extractor fan above, modern and old school style radiators, UPVC double glazed sliding door to rear aspect and windows at side and rear, door to garden, larder cupboard, amtico herringbone flooring, extractor fan.

Downstairs wet room

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, thermostatic shower with floor drainer, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to side aspect, heated towel rail.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, ceiling rose, loft access with pulldown ladder.

Bedroom one

UPVC double glazed window to front aspect, single panel radiator, built-in storage

cupboard, picture rail, coved ceiling, feature cast iron fireplace with slate hearth.

Bedroom two

UPVC double glazed window to rear aspect, fitted plantation shutters, single panel radiator, coved ceiling, feature cast fireplace with slate hearth.

Bedroom three

UPVC double glazed sash window to rear aspect, fitted plantation shutters, feature cast iron fireplace with tiled hearth, single panel radiator, coved ceiling.

Bathroom

Luxury suite comprising panel enclosed bath with thermostatic shower and hand attachment, large wash hand basin with mixer tap and storage cupboards below, low level flush WC, herringbone tiled walls, decorative tiled flooring, extractor fan, heated towel rail, obscure UPVC double glazed dual aspect bay window to front and side aspects.

Rear garden – approximately 80ft (South facing)

Paved patio area with pergola seating section leading to lawn area with flowerbeds at side, large garden shed, fence enclosed, outside tap, gated side access.

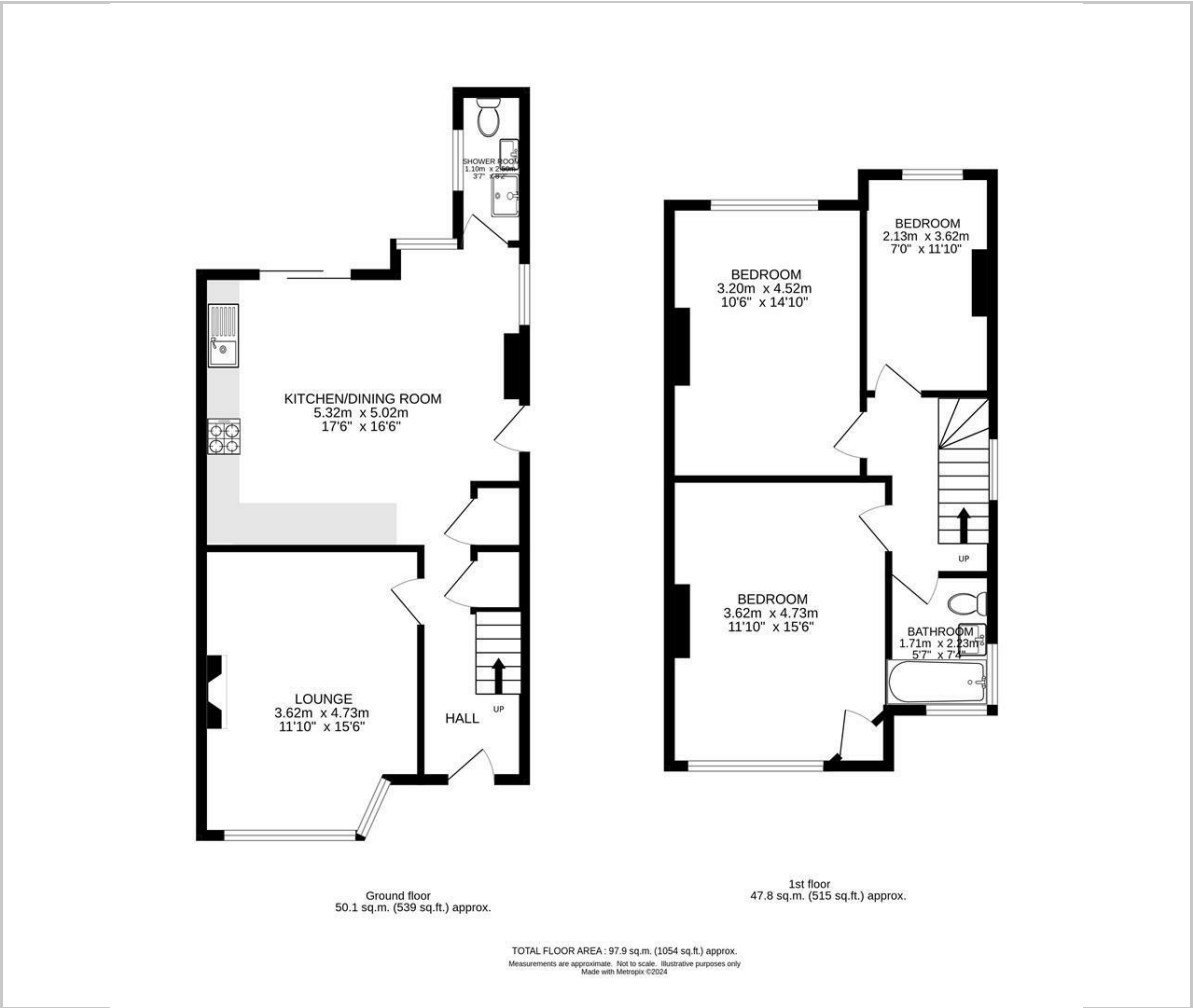








Floor Plan

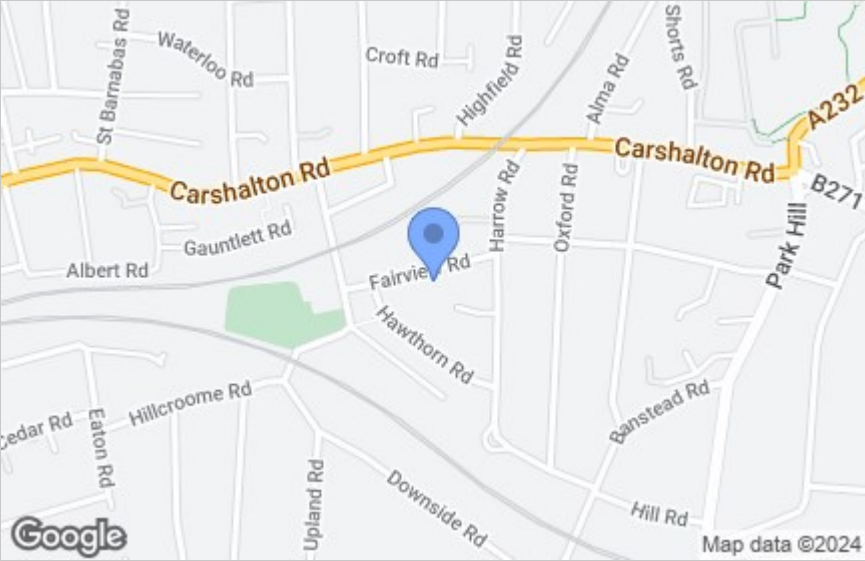


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

