54 Furzedown Road, Sutton, SM2 5QF

4 2 2 Offers over £850,000

WH WATSON HOMES
Estate Agents

54 Furzedown Road

Sutton, SM2 5QF
Offers over £850,000

Watson Homes are delighted to offer to the market this charming four bedroom detached family home, located in a sought after location in South Sutton. The property benefits from two reception rooms, a conservatory, a downstairs wet room, a spacious entrance hall, a modern four piece bathroom suite, a pretty rear garden, a garage and ample off street parking.

The area is very popular with families due to its close proximity to local amenities, great transport links and wide selection of well-regarded schools.

Accommodation
Glazed leaded light doors to..

Entrance porch
Quarry tiled step, glazed leaded light window to side aspect, feature stained glass wooden front door to..

Spacious entrance hall
large storage cupboard and further under stairs storage, wall mounted thermostat, double panel radiator.

Lounge
UPVC double glazed leaded light bay window to front aspect, double panel radiator, open fireplace with wooden mantelpiece, coved ceiling.

Dining room
UPVC double glazed doors to rear aspect, double panel radiator, open fireplace with granite surround and hearth, coved ceiling.

Conservatory
UPVC double glazed windows to side and rear aspects and door to garden, double panel radiator, tiled flooring.

Kitchen
Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid ceramic sink and chrome mixer tap, inset gas hob with pull out extractor fan above, integrated oven/grill, space and plumbing for washing machine and dishwasher integrated fridge/freezer, tiled flooring, tiled splash back, UPVC double glazed windows to side and rear aspects and door to side.

Downstairs WC/wet room
Consisting of low-level flush WC, rainfall thermostatic shower with floor drainer, wash hand basin with chrome mixer tap, tiled flooring, tiled walls, UPVC double glazed window to site aspect, extractor fan.

Stairs to 1st floor landing
Feature stained glass window to side aspect, loft access with pulldown ladder (Partially boarded) cupboard housing hot water tank, single panel radiator.

Bedroom one
UPVC double glazed leaded light bay window to front aspect, fitted wardrobes and drawers, coved ceiling, double panel radiator.

Bedroom two
UPVC double windows to side and rear aspects, coved ceiling, double panel radiator, fitted wardrobes and drawers.

Bedroom three
UPVC double glazed window to rear aspect, double panel radiator, coved ceiling.

Bedroom four
UPVC double glazed leaded light window to front aspect, fitted desk area and shelving, double panel radiator.

Bathroom
Modern four piece suite comprising bath tub with chrome mixer tap with hand attachment, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, tiled flooring with underfloor heating, tiled walls, obscure UPVC double glazed windows to side aspect, extractor fan.

Rear garden approximately 75ft
Hardstanding seating area leading to lawn section with shrubs and flowerbeds bordering, garden shed and workshop, wooden summerhouse, side access, outside tap.
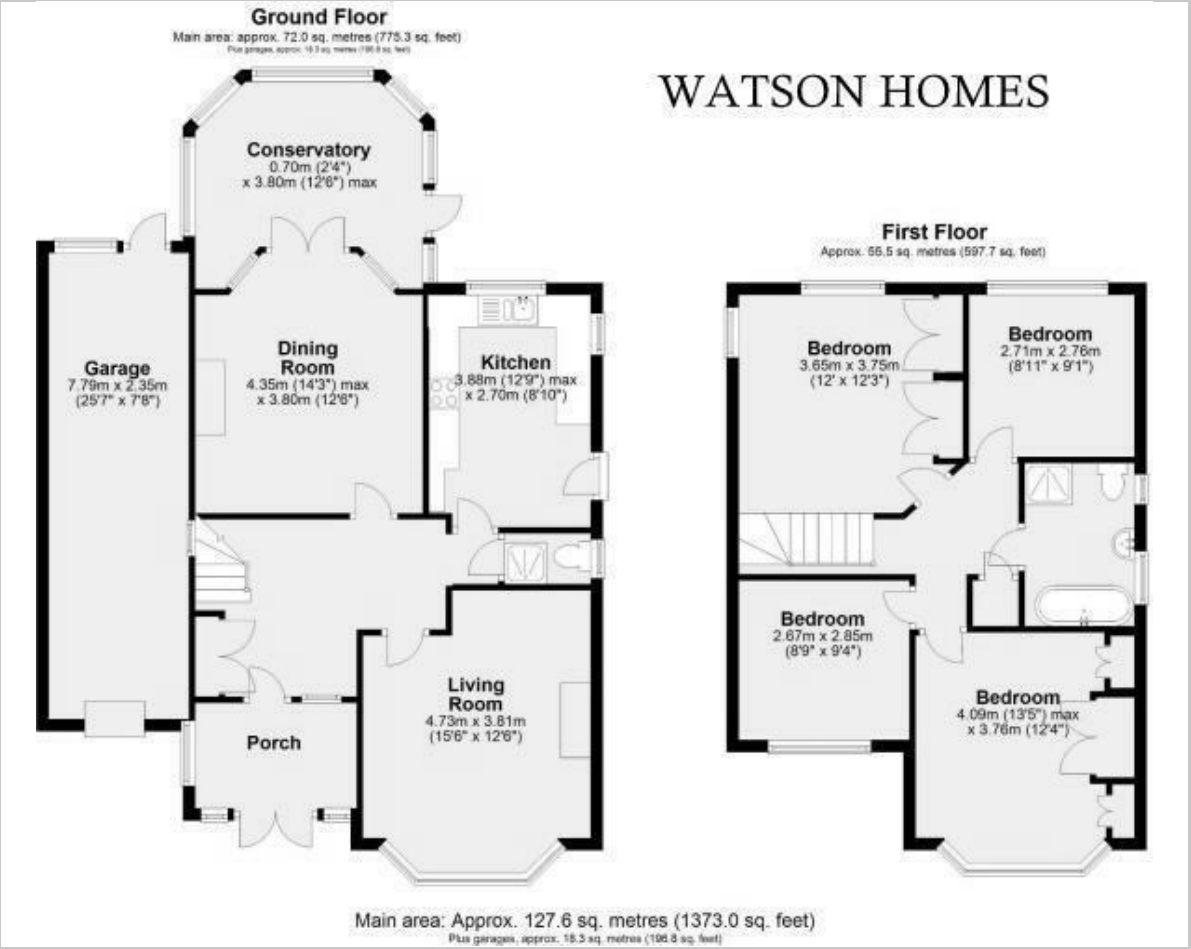
Garage at side
Up/over door at front.

Front
Block paved driveway providing off street parking.

Floor Plan

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Ground Floor
Main area: approx. 72.0 sq. metres (775.3 sq. feet)
Plus garages, approx. 18.3 sq. metres (196.8 sq. feet)

Conservatory
0.70m (2'4")
x 3.80m (12'6") max

Garage
7.79m x 2.35m
(25'7" x 7'8")

Dining Room
4.35m (14'3") max
x 3.80m (12'6")

Kitchen
3.88m (12'9") max
x 2.70m (8'10")

Living Room
4.73m x 3.81m
(15'6" x 12'6")

Porch

First Floor
Approx. 55.5 sq. metres (597.7 sq. feet)

Bedroom
3.65m x 3.75m
(12' x 12'3")

Bedroom
2.71m x 2.76m
(8'11" x 9'1")

Bedroom
2.67m x 2.85m
(8'9" x 9'4")

Bedroom
4.09m (13'5") max
x 3.76m (12'4")

Main area: Approx. 127.6 sq. metres (1373.0 sq. feet)
Plus garages, approx. 18.3 sq. metres (196.8 sq. feet)

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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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