



28 Woodbury Drive, Sutton, SM2 5RB

Offers over £800,000



WH WATSON HOMES  
Estate Agents

# 28 Woodbury Drive, Sutton, SM2 5RB

Watson Homes are proud to offer this stunning and very well presented, extended family home, located on a picturesque tree lined road in South Sutton close to an abundance of amenities including fantastic schools, transport links and shopping facilities.

Benefits include a modern open plan kitchen/breakfast room, a 30ft lounge/diner, a downstairs shower room, a utility room, a pretty rear garden, a detached home gym, and ample off street parking.

## Accommodation

UPVC double glazed doors to inner porch, quarry tiled flooring, composite front door to..

### Spacious entrance hall

Oak flooring, covered radiator, under stairs storage cupboard, wall mounted thermostat.

### Lounge/diner

UPVC double glazed bay window to front aspect, fitted plantation shutters, covered radiator, gas and open fireplaces with solid surrounds, fitted storage cupboards and shelving, oak flooring, coved ceiling, modern radiator, UPVC double glazed bifold doors to rear garden.

### Kitchen/breakfast room

Modern range or fitted wooden wall units with matching cupboards and draws below, worktops with inlaid stainless steel sink and chrome mixer tap, integrated "Miele" dishwasher, space for large gas range cooker with extractor fan above, space for American style fridge/freezer, larder cupboard, flooring, feature skylight, UPVC double glazed window and bifold doors to rear aspect.

### Utility room

Wall mounted "Worcester" boiler with mega flow water system at side, space and plumbing for washing machine, fitted shelving, tiled flooring.

### Bedroom four / study

UPVC double glazed window to front aspect, fitted plantation shutters, tiled flooring with underfloor heating.

### Downstairs shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with chrome mixer tap, low level pushbutton and flush WC, extractor fan, block light windows, part tiled walls, tiled flooring with underfloor heating.

### Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, loft access with pulldown loft ladder, old school style radiator

### Bedroom one

UPVC double glazed bay window to front aspect, oak flooring, fitted wardrobe, old school style radiator.

### Bedroom two

UPVC double glazed window to rear aspect, fitted plantation shutters, oak flooring, old school style radiator

### Bedroom three

UPVC double glazed window to front aspect, fitted plantation shutters, oak flooring, old school style radiator.

### Bathroom

Modern suite consisting of tiled walk-in cubicle with shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, heated chrome towel rail, part tiled walls, tiled flooring, obscure UPVC double glazed window to rear aspect.

### Separate WC

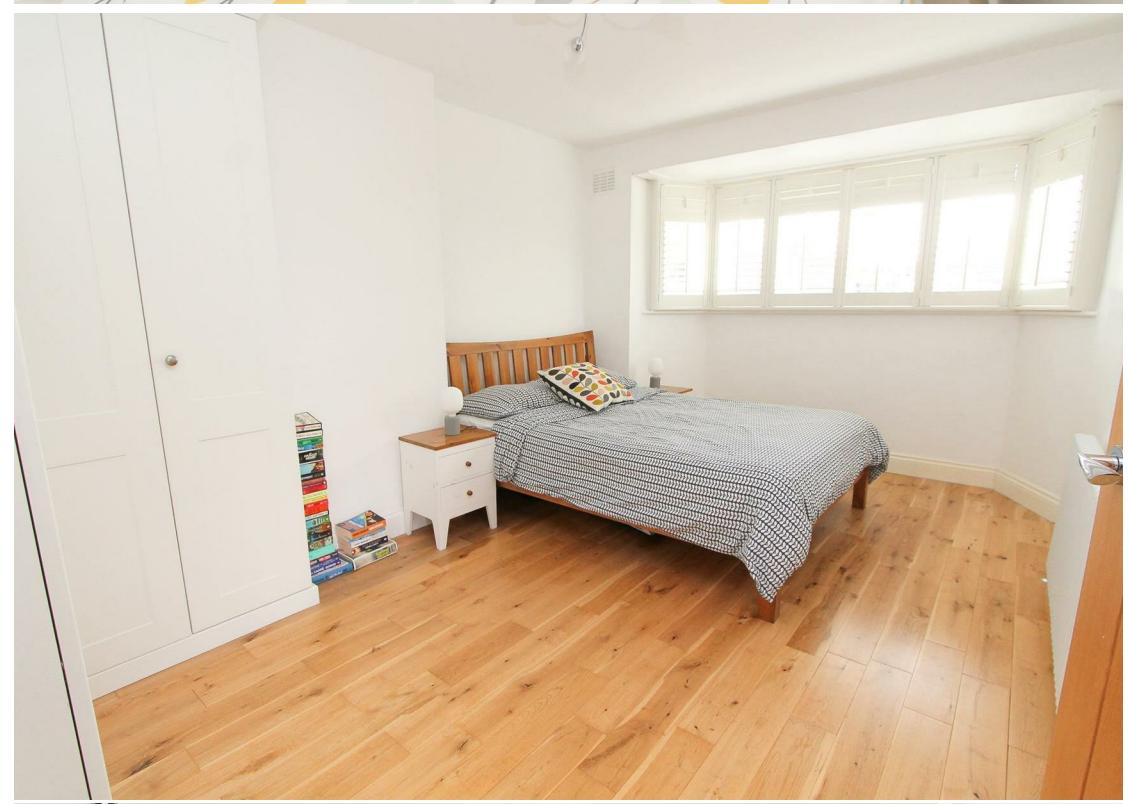
Consisting of low-level flush WC, part tiled walls, oak flooring, obscure UPVC double glazed window to side aspect.

Rear garden- approximately 90ft (east facing) Indian sandstone paved patio area leading to lawn section with mature shrubs and flowerbeds bordering, storage shed, outside tap, gated side access, fence enclosed.

### Large detached home gym

Currently used as gym area with feature skylight, obscure UPVC double glazed windows at sides and patio doors at front, air-conditioning unit (heating and cooling), engineered oak flooring.









## Floor Plan



## Viewing

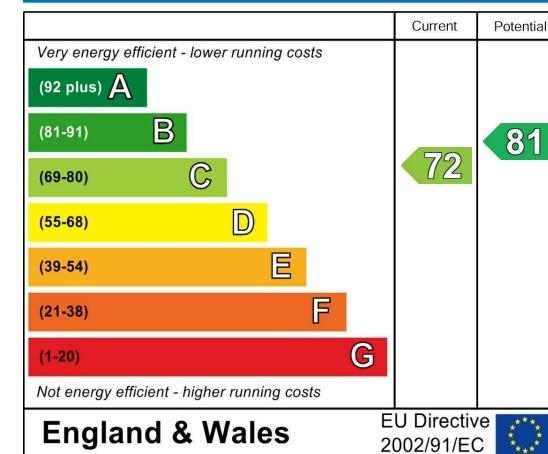
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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