



158 Erskine Road, Sutton, SM1 3BW

£575,000



WH WATSON HOMES  
Estate Agents

# 158 Erskine Road, Sutton, SM1 3BW

Watson Homes are delighted to offer this well presented three bedroom extended family home. The property benefits from an open plan lounge/diner, a 16ft kitchen/breakfast room, a utility room, a downstairs shower room and ample off street parking.

The property is located in the sought after location, with popular schools in the area consisting of St Philomena's, Greenshaw, Sutton Grammar and Sutton High School GDST as well as St Marys Primary, Manor Park Primary School & Robin Hood Infants School to name a few. There is the lovely Grove Park, Carshalton Village with its parks and ponds which offers local green space to enjoy. Carshalton rail station offering both Southern & Thameslink services is within a mile radius.

## Accommodation

Obscure double glazed composite front door to..

### Spacious entrance hall

Amtico flooring, double panel radiator, under stairs storage cupboard.

### Lounge

UPVC double glazed window to front aspect, double panel radiator, wood flooring, picture rail, open fireplace with feature log burner.

### Dining area

Wood flooring, covered radiator, picture rail, wall lights, wall mounted "hive" heating control, archway to..

### Kitchen/breakfast room

Range of fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for large gas range cooker with extractor fan above, space and plumbing for dishwasher, space for tall standing fridge/freezer, breakfast bar area, UPVC double glazed windows and French doors to rear aspect, two Velux windows.

### Utility room

Space and plumbing for washing machine and tumble dryer, space for chest freezer, wood flooring, fitted shelving, wall mounted "Worcester" combination boiler.

### Downstairs shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, tiled walls, extractor fan.

### Stairs to 1st floor landing

### Bedroom one

UPVC double glazed bay window to front aspect, double panel radiator, wood flooring.

### Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, wood flooring, fitted wardrobes.

### Bedroom three

UPVC double glazed window to front aspect, wood effect flooring, single panel radiator, coved ceiling, fitted wardrobes and drawers.

### Bathroom

Modern three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, large wash hand basin with chrome mixer tap and storage cupboard below, low level push button flush WC, tiled flooring with under floor heating, tiled walls, obscure UPVC double glazed window to rear aspect.

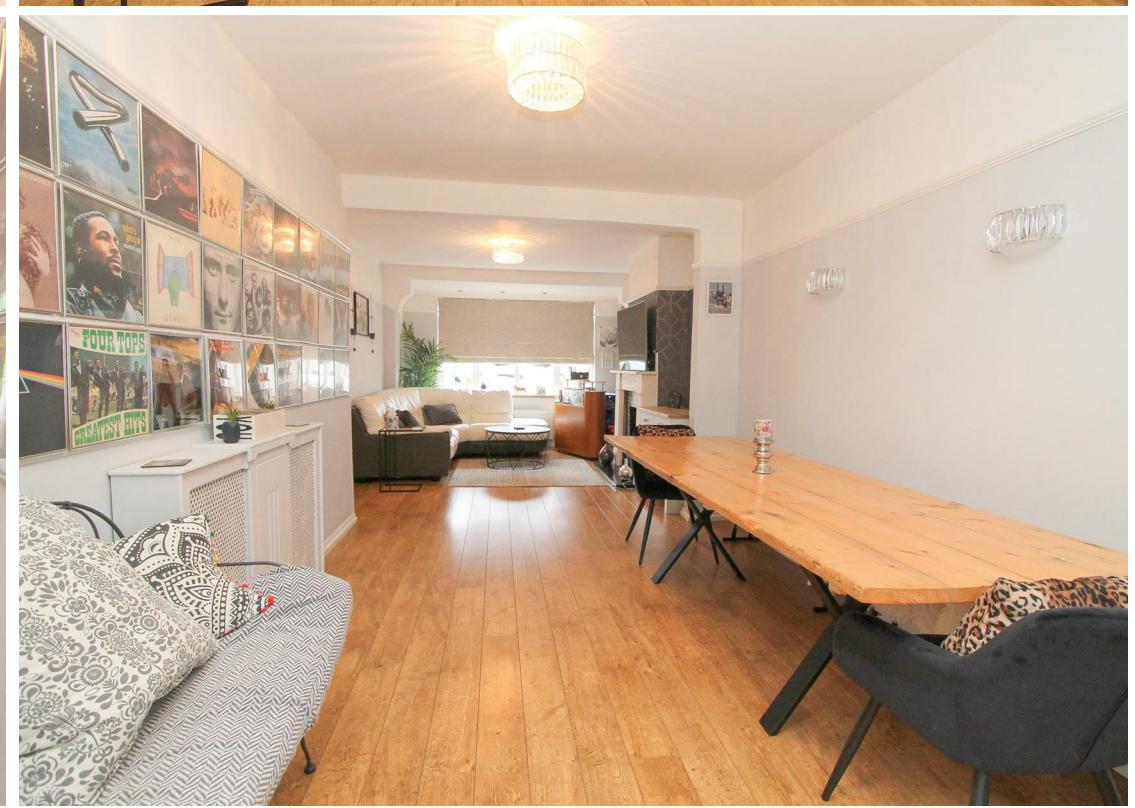
Rear garden – approximately 40ft (South facing) Composite decking area leading to lawn section with footpath to rear, lawn area with mature shrubs and flowerbeds bordering, large garden shed, gated side access, fence enclosed, outside tap.

### Front

Hardstanding, providing off street parking for three cars.

## 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.





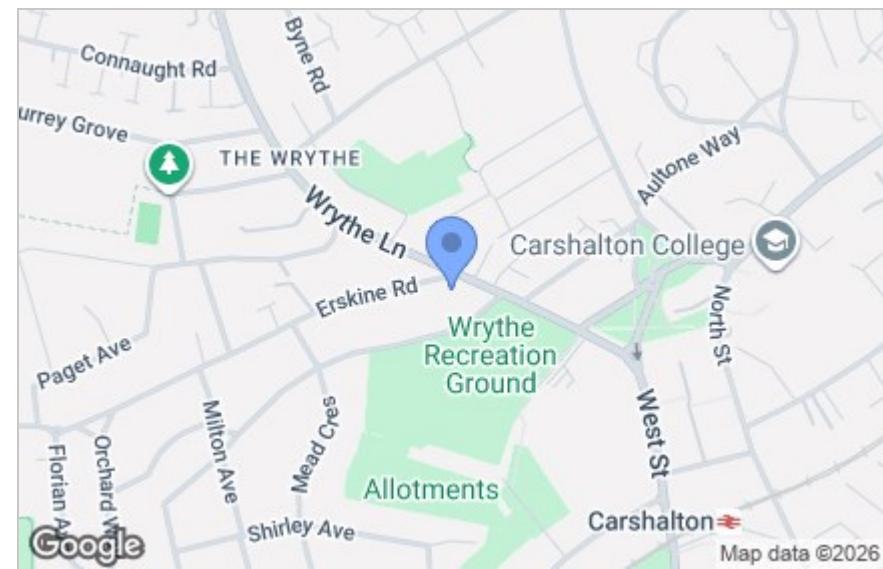




## Floor Plan

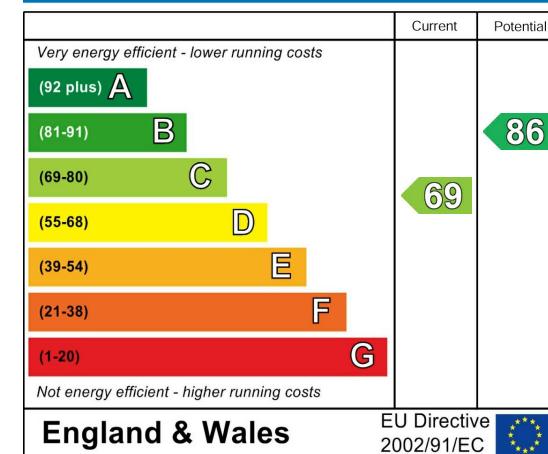


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



## 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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