



29 Colburn Way, Sutton, SM1 3AU



Guide price £550,000

**WH WATSON HOMES**  
Estate Agents



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Watson Homes are delighted to offer this well presented three bedroom semi detached family home. The property benefits from a modern kitchen and bathroom, an open plan lounge/diner, a spacious rear garden with scope to extend s.t.p.p, ample off street parking, and no onward chain.

The property is located in a sought after residential road in Sutton, close to local amenities, green spaces, transports links and a number of highly regarded schools (including Greenshaw High School)

Accommodation

Covered entrance  
Obscure double glazed wooden front door to..

Entrance hall  
Obscure double glazed window to front aspect, cupboard housing fuse board, wall mounted alarm panel, covered radiator, under stairs storage cupboard, wood flooring.

Lounge/diner  
Lounge area  
UPVC double glazed window to front aspect, double panel radiator, wood flooring.

Dining area  
Double glazed sliding doors to rear aspect, double







panel radiator, wood flooring.

#### Kitchen

Range fitted gloss wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, integrated fridge/freezer, integrated dishwasher, inlaid induction hob with extractor fan above and oven/grill below, wood flooring, UPVC double glazed window to rear aspect.

#### Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, loft access.



#### Bedroom one

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

#### Bedroom two

UPVC double glazed window to rear aspect, double panel radiator.

#### Bedroom three

UPVC double glazed window to front aspect, wood flooring.

#### Bathroom

Modern suite consisting of tiled walk-in cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring, extractor fan, obscure UPVC double glazed window to side aspect.

#### Rear garden (South Westerly aspect)

Approximately 80ft

Large paved patio area with footpath to rear, mainly laid to lawn, garden shed, outside tap, fence enclosed, gated side access.

#### Front

Block paved driveway providing off street parking.

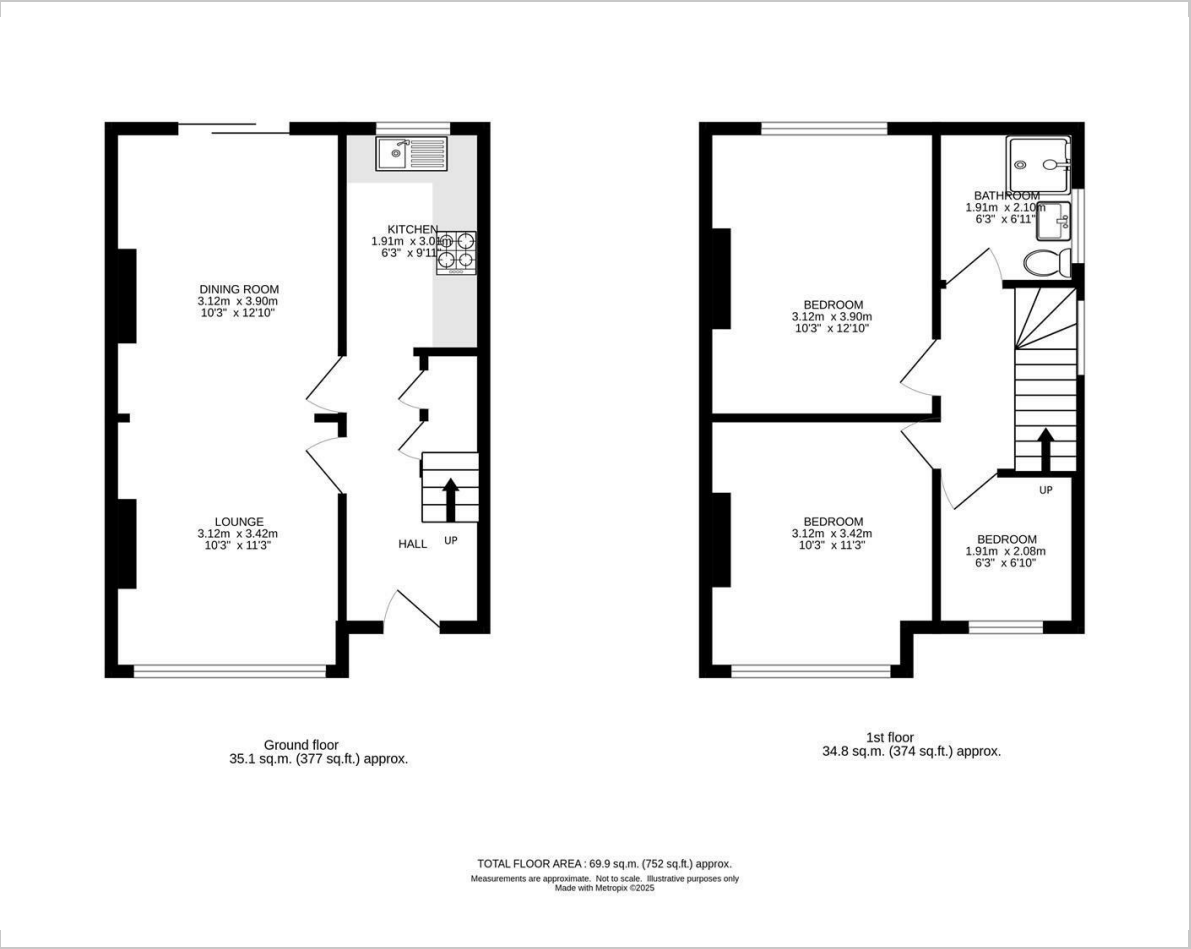
#### BUYER'S INFORMATION

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

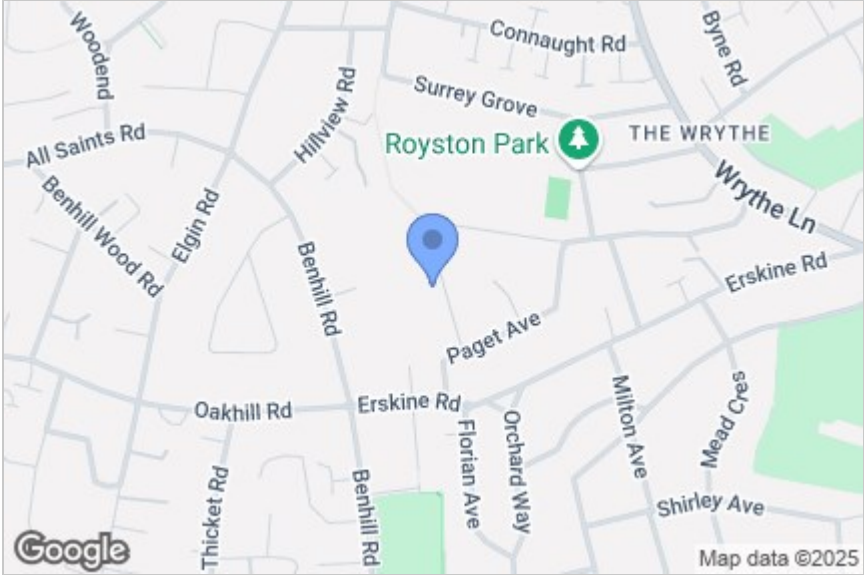


Viewing

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

