



7 Connaught Road, Sutton, SM1 3PJ

Guide price £525,000



**WH WATSON HOMES**  
Estate Agents



## 7 Connaught Road, Sutton, SM1 3PJ

### Overview

Located on the desirable Connaught Road, this charming three-bedroom family home is a true delight that should not be overlooked. Situated on the borders of Sutton and Carshalton, this property boasts excellent transport links, with several bus routes just moments away and Carshalton mainline train station a mere half a mile from your doorstep, providing swift access to London Victoria in approximately 30 minutes.

The accommodation is thoughtfully designed, featuring a large through lounge/ diner this offers ample space for relaxation and entertaining. The fitted kitchen is practical and functional, perfect for family meals. There is also an additional utility area to the rear. Upstairs, you will find three well-proportioned bedrooms, providing comfortable living for the whole family. The three piece family bathroom is spacious and bright.

Step outside to discover a delightful large rear garden, ideal for outdoor activities and gatherings. Additionally, the property includes a large potential area for an outbuilding/garage providing valuable storage or further potential for a workshop. The front of the house offers off-street parking for two cars, ensuring ease of access.

This fantastic property presents a wonderful opportunity to create a home tailored to your tastes. The surrounding area is known for its excellent schools, making this residence particularly appealing for families. This is a home to cherish, and we highly recommend viewing to fully appreciate its potential.

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### Accommodation

Front door into....

Entrance Hall

Radiator, fitted carpet, understairs cupboard.

Open plan Living Dining Room

Radiators, fitted carpet, double glazed window to front aspect, double glazed doors to rear aspect, electric fireplace.

Kitchen

Range of modern fitted kitchen units, and drawers, laminate worksurface, inset 1 1/2 bowl sink with mixer tap, space for cooker, space for undercounter fridge and freezer, tiled splashback, vinyl flooring, door into....

Utility Room

Laminate worksurface with space underneath for washing machine, tumble dryer and additional fridge freezer, vinyl flooring, double glazed window to rear and side aspect, door into garden

Stairs to 1st floor landing, loft access

Bedroom One

Range of fitted wardrobes, radiator, fitted carpet, double glazed bay window to front aspect

Bedroom Two

Built-in cupboard, radiator, laminate flooring, double glazed bay window to rear aspect

Bedroom Three

Radiator, fitted carpets, double glazed window to front aspect

Bathroom

Three-piece suite comprising of bath with concertina shower screen and chrome mixer tap with hand shower attachment, thermostatic shower, pedestal wash handbasin with chrome mixer tap, WC, heated chrome towel rail, tiled walls and flooring, double glazed obscure window to rear aspect

Outside

Front

Paved driveway with off street parking

Rear Garden

Large garden with lawn area, decking area, rear access (accessed through security gates between 11-13 Connaught Road)

### 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.











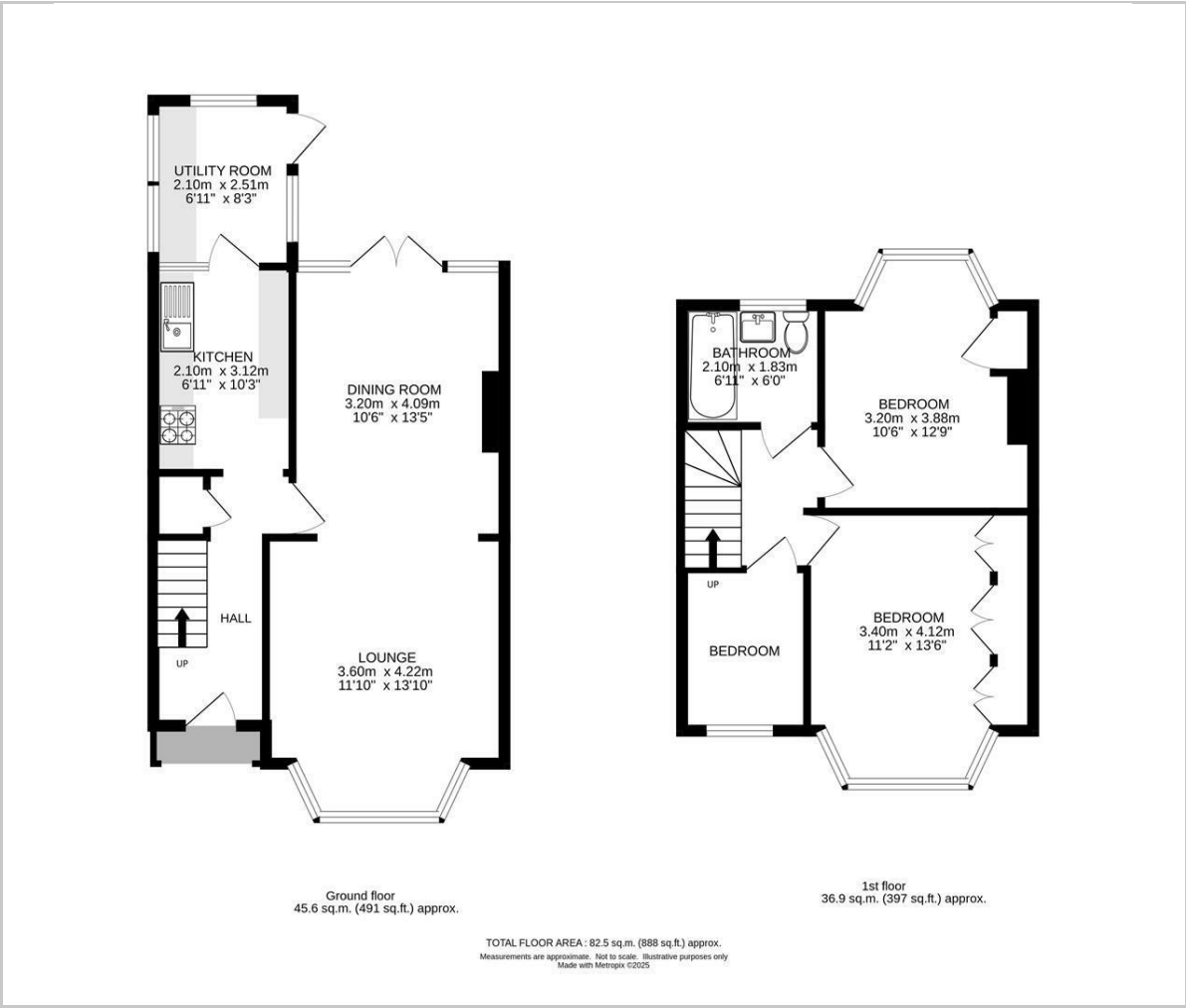








Floor Plan

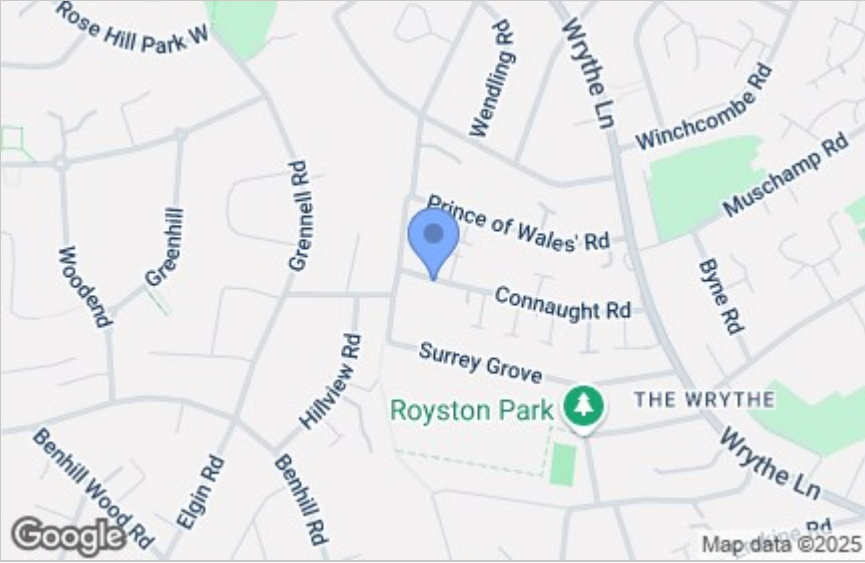


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

