



15 Westminster Road, Sutton, SM1 3NJ

Offers over £550,000



WH WATSON HOMES
Estate Agents

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Nestled on the charming Westminster Road in Sutton, this delightful end of terrace house is a true gem waiting to be discovered. Boasting not one, but two inviting reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day.

With four bedrooms one with en-suite, additional stylish bathroom, there is no shortage of comfort and convenience in this lovely home. The recent renovation has brought a modern touch to the property, creating a bright and airy atmosphere that is sure to impress.

One of the standout features of this house is its sleek kitchen, perfect for whipping up delicious meals and creating lasting memories with loved ones. The well-maintained garden provides a tranquil escape from the hustle and bustle of everyday life, offering a peaceful retreat right at your doorstep. The garden has a huge decking area and two fantastic out buildings with fantastic recreational facilities.

Accommodation

Composite front door to..

Spacious entrance hall

Wood laminate flooring, large storage cupboard and further under stairs storage with pull-out drawers, single panel radiator.

Lounge

UPVC double glazed window to front aspect, modern radiator, media wall with flame effect heater below, wood flooring, coved ceiling.

Open plan kitchen/diner/family room

Tiled flooring with underfloor heating modern radiator, two feature skylights, double glazed bi folding doors to rear aspect.

Kitchen area

Modern range of fitted wall units with matching cupboards and drawers below, quartz effect worktops with inlaid 1 & 1/2 bowl sink, chrome mixer tap with hose attachment, integrated dishwasher, integrated oven/grill/microwave, inlaid induction hob with extractor fan above, tiled flooring with underfloor heating, UPVC double glazed window to rear aspect.

Utility room

Space for American style fridge/freezer, space and plumbing for washing machine/tumble dryer, tiled flooring with underfloor heating.

Bedroom 4/study

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

Bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low level push button flush WC, heated chrome towel rail, tiled flooring with underfloor heating, tiled walls,

extractor fan, coved ceiling, UPVC double glazed window to rear aspect.

Stairs to 1st floor landing

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

Bedroom one

UPVC double glazed window to front aspect, modern radiator, fitted wardrobes with sliding doors and further storage cupboards and drawers.

Ensuite shower room

Consisting of panelled cubicle with thermostatic shower, wash hand basin with chrome mixer tap in storage cupboard below, low-level push button flush WC, chrome towel rail, tiled walls, obscure UPVC double glazed window to front aspect.

Bedroom two

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

Bedroom three (currently used as dressing room) UPVC double glazed window to rear aspect, tiled effect flooring, single panel radiator, fitted wardrobes with shelving and drawers.

Rear garden - approximately 70ft (South facing) Decking area with footpath to rear, lawn sections with well stocked flowerbeds and shrubs bordering, fence enclosed outside water and power supply, sheltered seating area and storage unit at rear.

Large summer house

Wood effect flooring with fitted bar area, heating and power supply.

Separate cabin

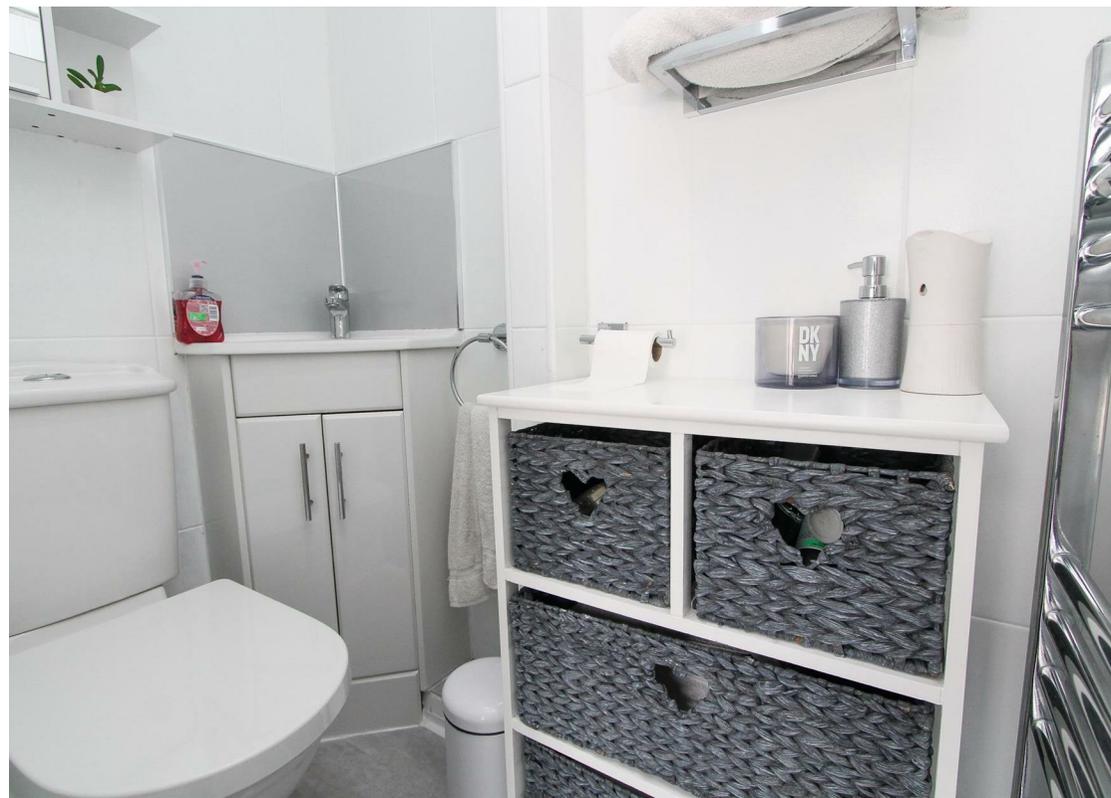
Currently used as gym area with power and light.

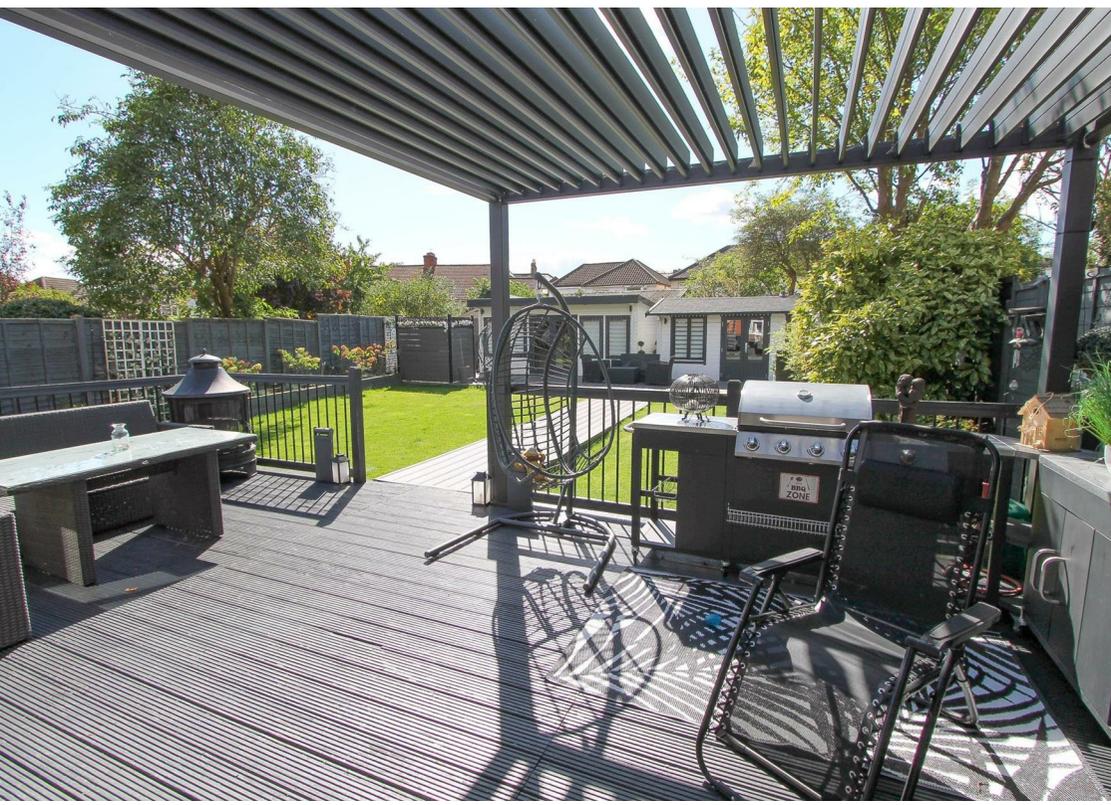
Front

Block paved driveway, providing off street parking for 2 cars.

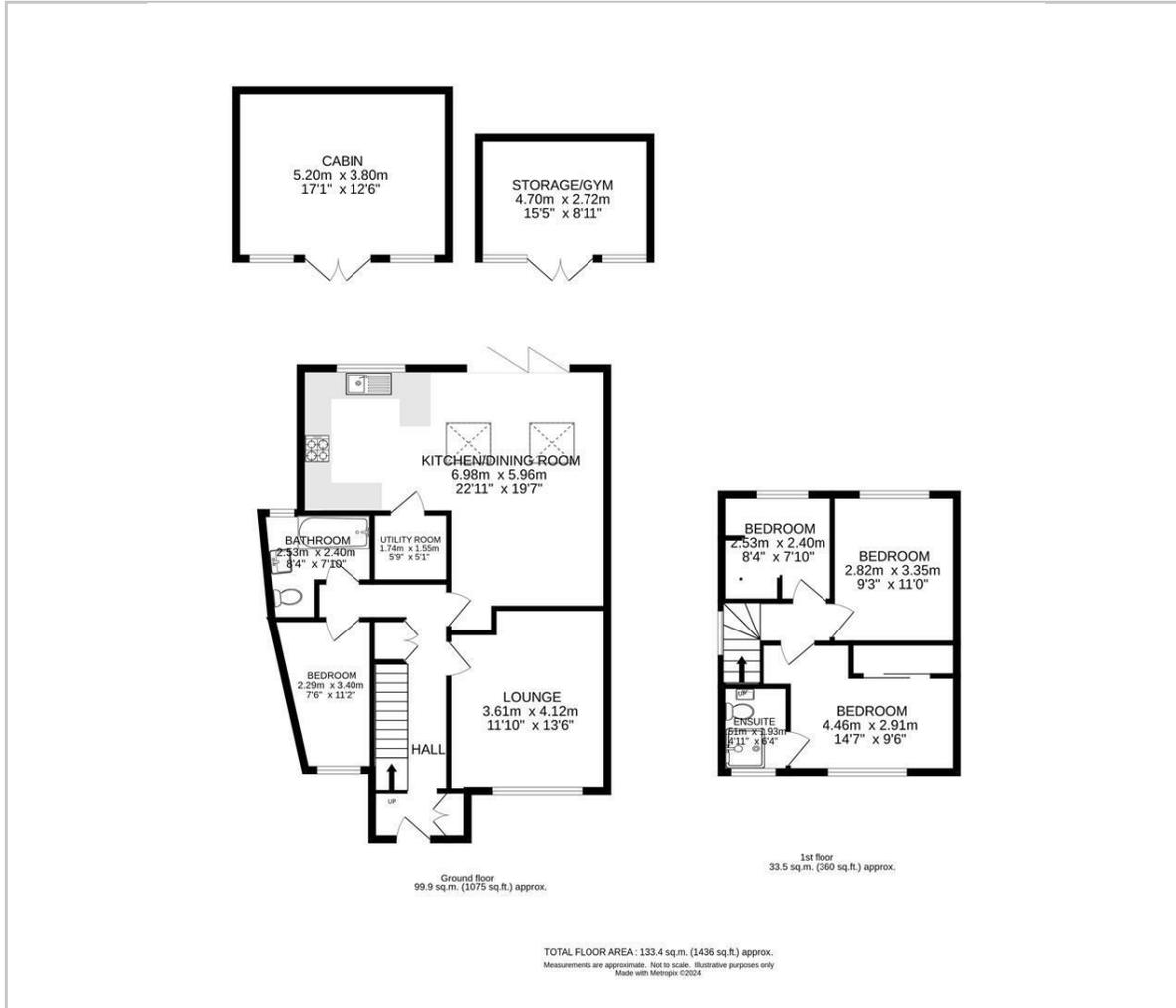




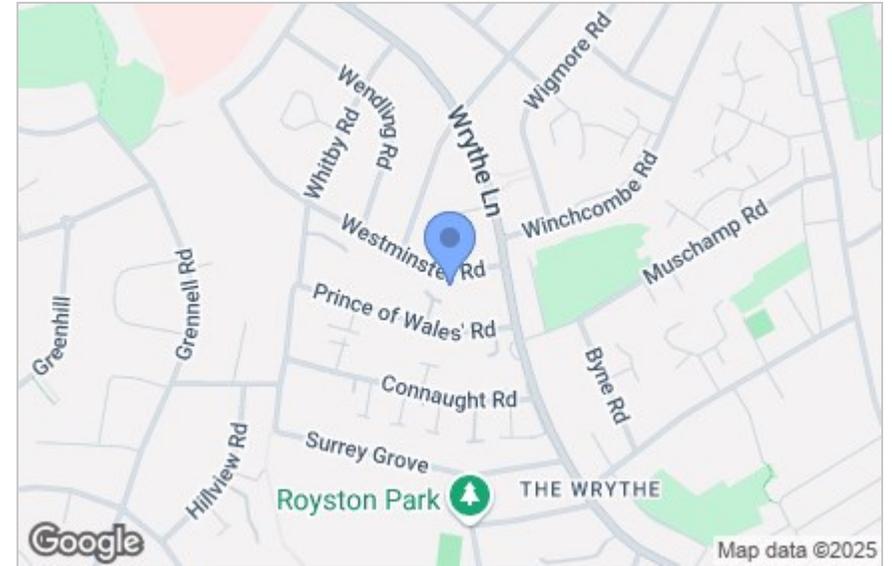




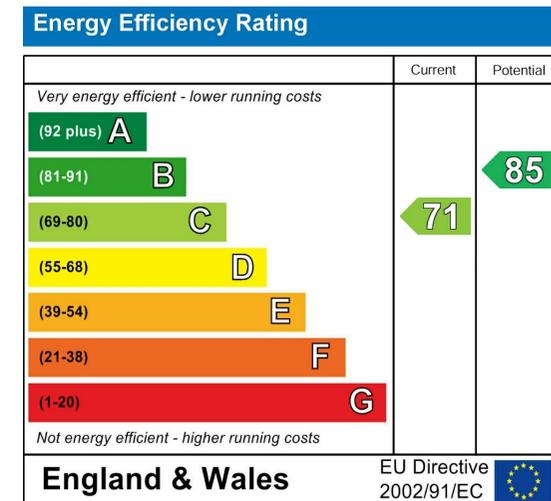
Floor Plan



Area Map



Energy Efficiency Graph



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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