







6 Vernon Road, Sutton, SM1 4QX

Offers over £400,000

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WH WATSON HOMES
Estate Agents

6 Vernon Road, Sutton, SM1 4QX

Overview

NO ONWARD CHAIN!!!!!!!!

Watson Homes is delighted to present this charming two-bedroom terraced cottage located on Vernon Road in Sutton. This property offers a wonderful blend of comfort and convenience, making it an ideal choice for families and professionals alike.

Upon entering, you will find a spacious open plan layout which leads to the modern kitchen, perfect for entertaining guests or enjoying family meals. The two generously sized double bedrooms provide ample space for relaxation and rest, while the well-appointed bathroom caters to all your needs.

One of the standout features of this home is the good-sized rear garden, offering a private outdoor space for gardening, play, or simply unwinding after a long day.

The location of Vernon Road is particularly advantageous, as it falls within the catchment area of several excellent local schools, making it a prime choice for families. For those commuting to London, Sutton National Rail station is conveniently situated just 0.2 miles away, providing quick and easy access to London Victoria, London Bridge, and Clapham Junction in under 25 minutes.

Additionally, Sutton High Street is merely a stone's throw away, boasting a vibrant array of shops, restaurants, and amenities to cater to your everyday needs.

In summary, this delightful terraced house on Vernon Road offers a perfect combination of space, location, and lifestyle. It is an opportunity not to be missed for anyone looking to settle in a thriving community with excellent transport links and local facilities.

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Accommodation

Entrance porch, door into

Lounge
Double glazed leaded light window to front aspect, wooden floor boards, cupboard housing boiler, radiators, lighting

Dining Room
Open plan dining room area, wood effect flooring, radiator, lighting

Kitchen
Range of modern white gloss kitchen units and drawers with wall units above, inset stainless steel sink with chrome mixer tap, integrated electric oven and gas hob with modern extractor fan above, space and plumbing for washing machine and tumble dryer, metro tiled splashback, wood effect flooring, double glazed window, and patio door leading out to garden.

Bathroom
Bath with wall mounted electric shower, WC and vanity wash hand basin, fully tiled tiled walls, wood effect floor, double glazed window to rear aspect.

Stairs to 1st floor landing

Bedroom One
Radiator, new carpets double glazed window to front aspect.

Bedroom Two
Radiator, new carpets, double glazed window to rear aspect.

Rear Garden - South Facing - Approximately 70ft
Lawn and patio area, garden shed, fence enclosed.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.





















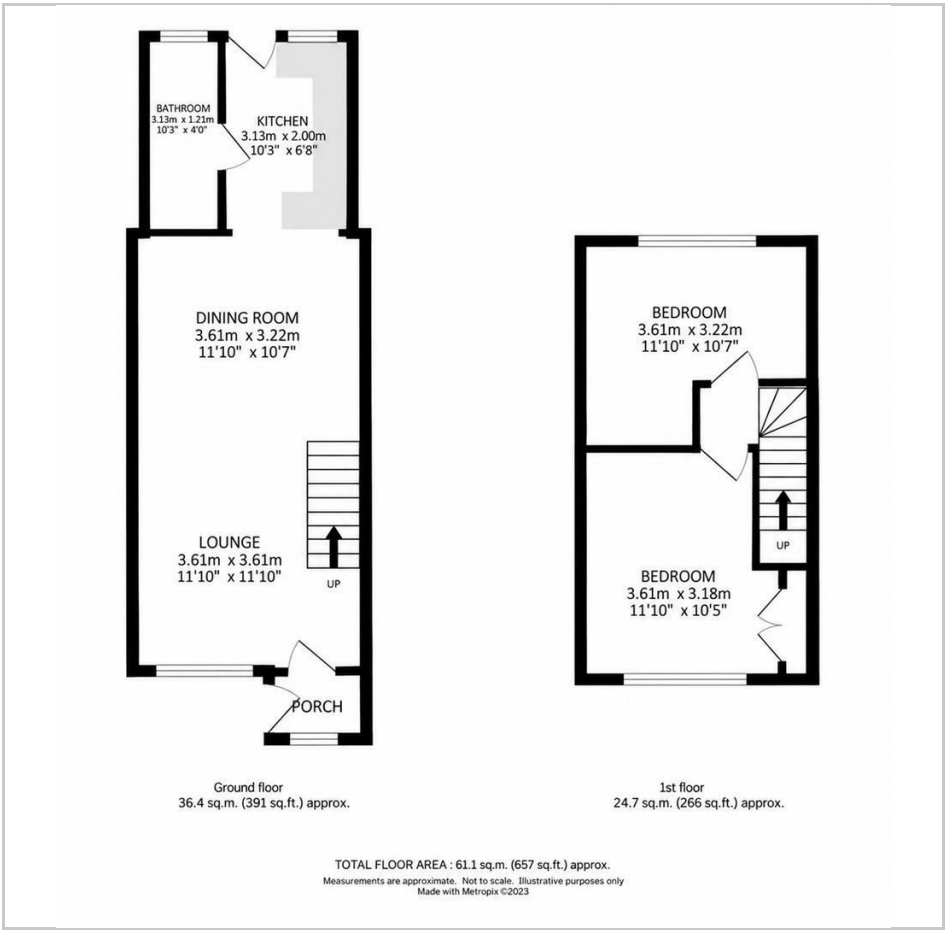


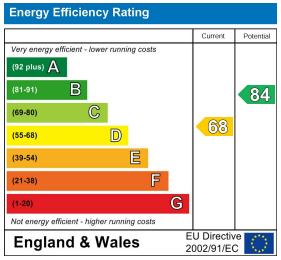






Floor Plan





Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

Additional Information

No chain
The house is vacant and was previously rented
The boiler is in the living room and just been serviced and has certificates, boiler is 6 years old, Worcester bosh
Has electrics certificate
Windows at the back of the property are all Fensa
electric shower downstairs
modern gloss kitchen with integrated fridge freezer, gas hob, electric oven
street parking with permit but you can park on Bramley road which is unrestricted

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.

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