



19 Downside Road, Sutton, SM2 5HR



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Guide price £875,000

WH WATSON HOMES
Estate Agents

19 Downside Road, Sutton, SM2 5HR

OVER 2600 SQ FT Located in the desirable area of Downside Road, this stunning semi-detached family home offers an exceptional living experience. This property is perfect for families seeking both space and comfort. The extended open plan lounge/kitchen/family area provides ample room for relaxation and entertaining, making it an ideal setting for family gatherings or hosting friends.

The modern design of the house is evident throughout, with contemporary finishes that create a welcoming atmosphere. The property boasts two well-appointed bathrooms, ensuring convenience for all family members.

One of the standout features of this home is the low-maintenance garden, which is not only beautifully landscaped but also has a fully functioning hot tub (negotiable), perfect for unwinding after a long day. Additionally, the summer house offers a versatile space that can be used for various purposes, whether as a home office, gym, or simply a tranquil retreat.

Situated in an affluent neighbourhood, this property benefits from very low levels of deprivation and crime, providing peace of mind for residents. The combination of a modern home in a safe and desirable location makes this property a rare find.

In summary, this spacious six-bedroom house on Downside Road is an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a contemporary family home.

19 Downside Road

Sutton, SM2 5HR

Accommodation
Sheltered entrance
Obscure double glazed composite front door to..

Spacious entrance hall
Tiled flooring with underfloor heating, double panel radiator, under stairs storage cupboard, wall mounted digital thermostat and alarm panel.

Lounge
UPVC double glazed leaded light bay window to front aspect, fitted plantation shutters, single panel radiator, fitted display unit and shelving with cupboard space, feature gas fireplace.

Family room
Tiled flooring with underfloor heating, double panel radiator, large range of fitted cupboards with solid worktop, open plan to..

Kitchen/diner
Range of fitted wall units with matching cupboards and drawers below, worktops with inlaid induction hob and extractor fan above, integrated double oven/grill/microwave, integrated fridge/freezer, integrated wine cooler, spacious island with inlaid sink and chrome mixer tap, integrated dishwasher, integrated speaker system, three feature skylights and double glazed bi-folding doors to rear aspect, tiled flooring with underfloor heating.

Utility room
Fitted wall units with matching cupboards below, granite effect worktop with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer, access to garage.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, built-in storage cupboard, single panel radiator, extractor fan, tiled flooring with underfloor heating.

Stairs to 1st floor landing

Bedroom three
UPVC double glazed leaded light bay window to front aspect, fitted plantation shutters, bay window seating, modern radiator, fitted wardrobes.

Bedroom four
UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobes with cupboards and drawers.

Bedroom two
UPVC double glazed windows to rear aspect, modern radiator, fitted wardrobes and drawers.

Ensuite shower room
Tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, tiled flooring, tiled walls, extractor fan.

Bedroom five
UPVC double glazed leaded light window to front aspect, double panel radiator, fitted wardrobes.





Bathroom

Modern four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring, extractor fan, obscure UPVC double glazed window to front aspect, fitted plantation shutters.

Stairs to 2nd floor

Bedroom six / walk-in wardrobe

Velux window to rear aspect, fitted shelving units with hanging rails, access to eaves storage.

Main bedroom

UPVC double glazed window to rear aspect and window front, access to eaves storage, walk-in wardrobe with fitted shelving, modern radiator.

Proposed ensuite shower room

Plumbing in place for a shower unit, wash hand basin and low-level WC.

Rear garden – approximately 90ft (Southerly aspect) Large paved patio area and footpath leading to rear, mainly laid with artificial lawn, sheltered brick built barbecue area, outside water and power supply, fence enclosed.

Rear decking area and access to large cabin currently used as a gym.
(Power and light with further storage at side)

Garage at side

Electric roller shutter door at front.

Front

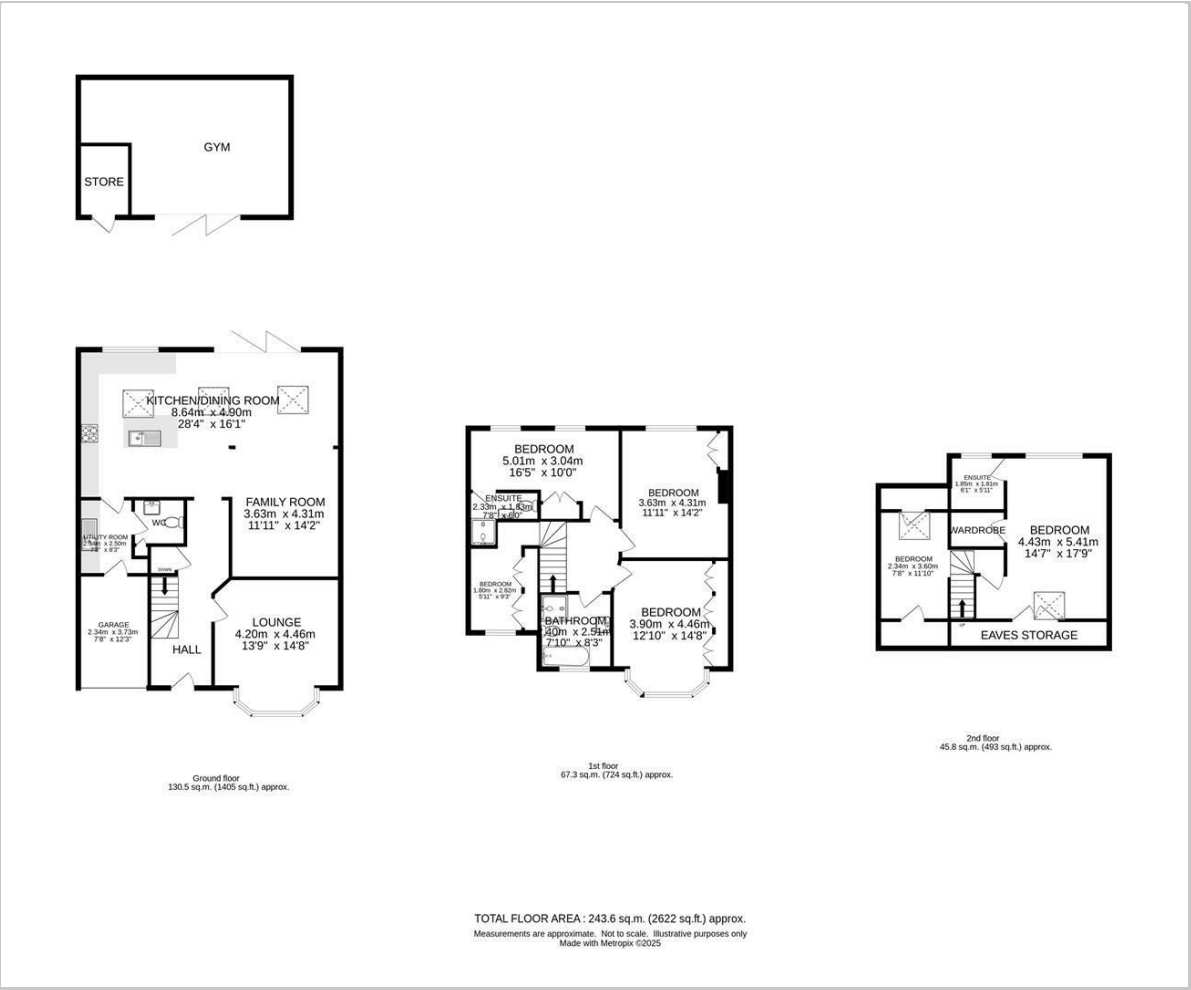
Block paved driveway providing off street parking.

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

