



1 Kings Lane, Sutton, SM1 4PB

Offers over £750,000



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WH WATSON HOMES  
Estate Agents

# 1 Kings Lane, Sutton, SM1 4PB

Watson Homes are delighted to offer this charming and deceptively spacious four bedroom, two bathroom extended family home. The property offers a wealth of accommodation including an open plan 19ft kitchen/diner, a utility room, a downstairs WC, a summer house, ample off street parking and a larger than average side and rear garden.

Centrally located in a convenient position close to bus routes, Carshalton and Sutton town centres, this attractive period-style semi-detached family homes. The property is in close proximity to a fantastic selection of schools for both boys and girls, including Sutton Grammar, Wallington Boys, Wallington Girls, and Nonsuch Grammar School for Girls, as well as Oaks Park High, Carshalton Girls High, Carshalton Boys High, Woodfield, and All Saints Primary School, among others.

## Accommodation

Sheltered entrance

Bespoke part glazed wooden front door to..

Spacious entrance hall

Obscure glazed wooden window to front aspect, oak flooring, single panel radiator, under stairs storage cupboard, wall mounted digital thermostat.

Lounge

UPVC double glazed windows to front aspect, single panel radiator, fitted shelving and TV unit, coved ceiling, picture rail.

Family room

UPVC double glazed windows and doors to rear aspect, wood flooring with under floor heating, electric flame effect fire place, picture rail, coved ceiling, open plan to..

Kitchen/diner.

Range of fitted gloss wall units with matching cupboards and drawers below, laminate work surfaces with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, breakfast bar and Island with inlaid induction hob and extractor fan above, integrated dishwasher, integrated combi microwave/ oven, space for American style fridge/freezer, wood flooring with under floor heating, UPVC double glazed window to rear aspect and double doors to garden.

Utility room

Fitted wall units with matching cupboards below, granite worktops with laid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, space and plumbing for washing machine and dishwasher, cupboard housing "Worcester" combination boiler, wood flooring with under floor heating, UPVC double glazed window to rear aspect.

Downstairs WC

Consisting of low-level pushbutton flush WC, wash hand basin with chrome mixer tap, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing

Bedroom one

UPVC double glazed window to front aspect, single panel radiator, fitted wardrobes and dressing table, feature cast iron fireplace, picture rail, coved ceiling.

Bedroom two

UPVC double glazed sash windows to rear aspect, double panel radiator, picture rail, feature cast iron fireplace.

Bedroom three

UPVC double glazed window to front aspect, single panel radiator.

Bedroom four

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

Bathroom

Comprising panel enclosed bath with chrome mixer tap, thermostatic shower and hand attachment, pedestal wash hand basin with chrome mixer tap, heated chrome towel, tiled walls, tiled flooring, obscure UPVC double glazed window to front aspect.

Separate shower room

Consisting of large tiled 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 towel rail, obscure UPVC double glazed windows to rear aspect.

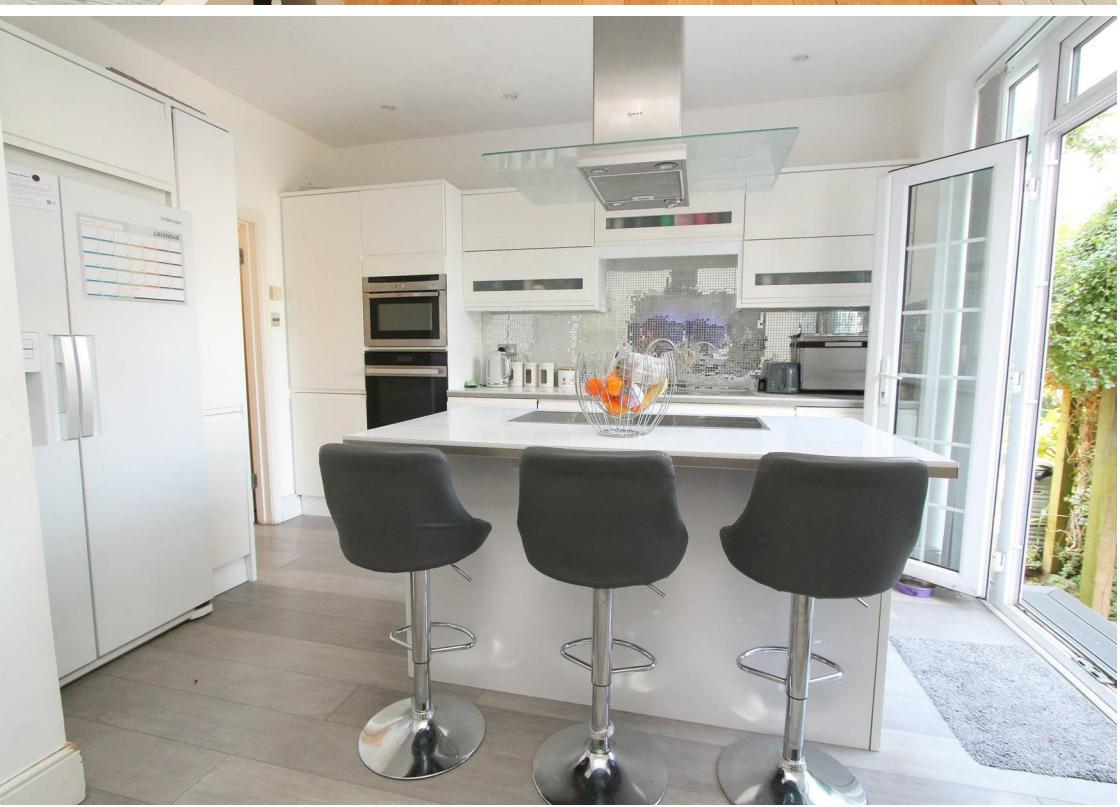
Rear garden 100ft

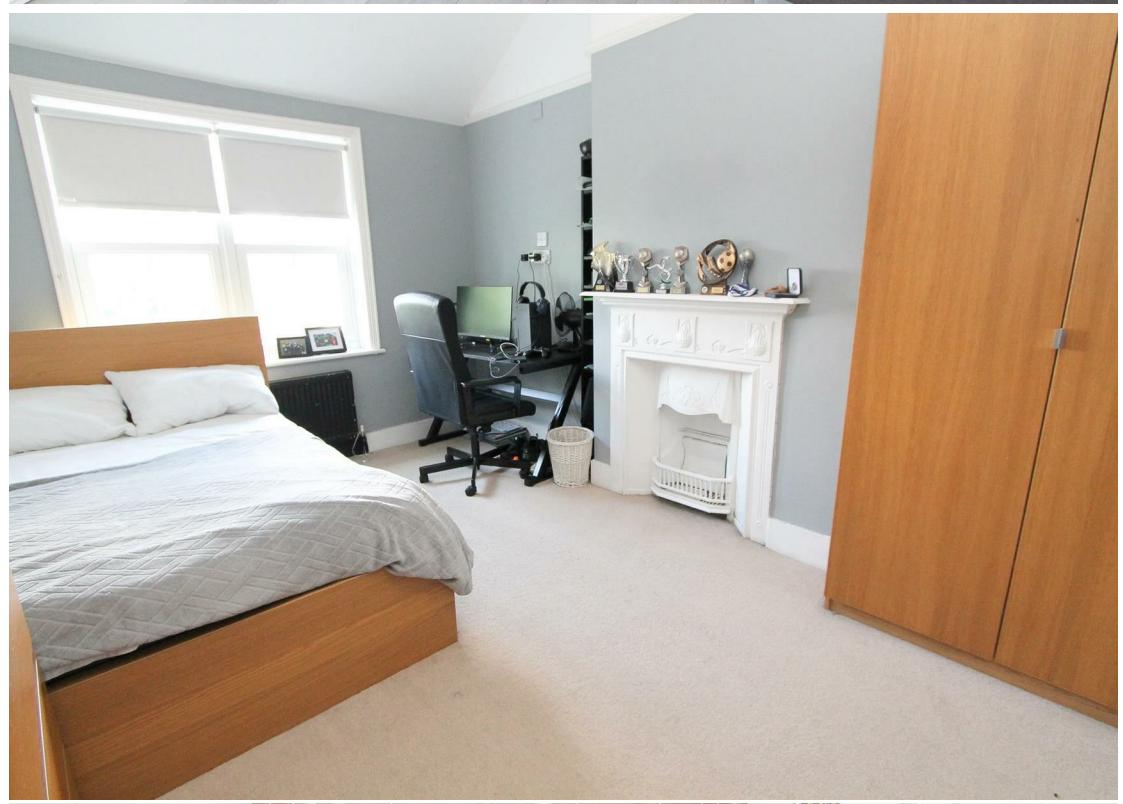
Secluded rear garden with large decking area leading to lawn sections with mature shrubs and flowerbeds bordering, rear paved patio area, further side garden with gated side access and garden shed, outside water and power supplies.

Summer house with power, light and fibre broadband.

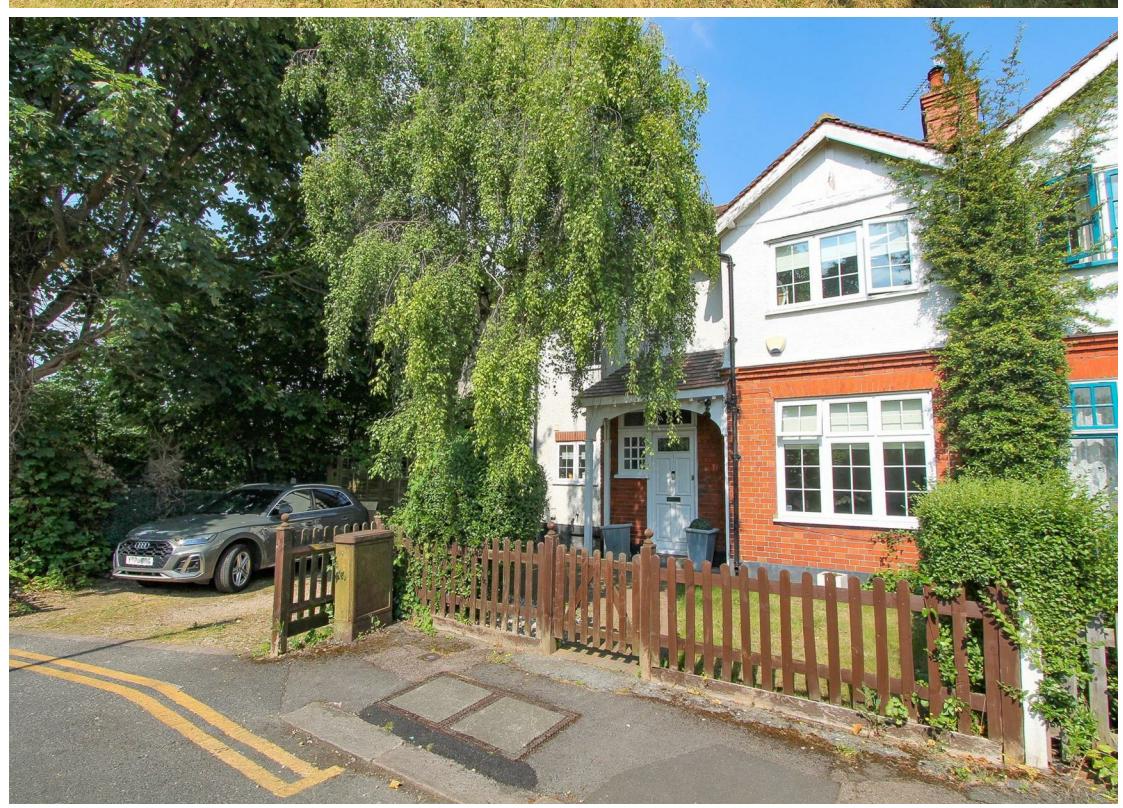
Front

Gravel driveway, providing off street parking for 2 vehicles with lawn area and picket fence.









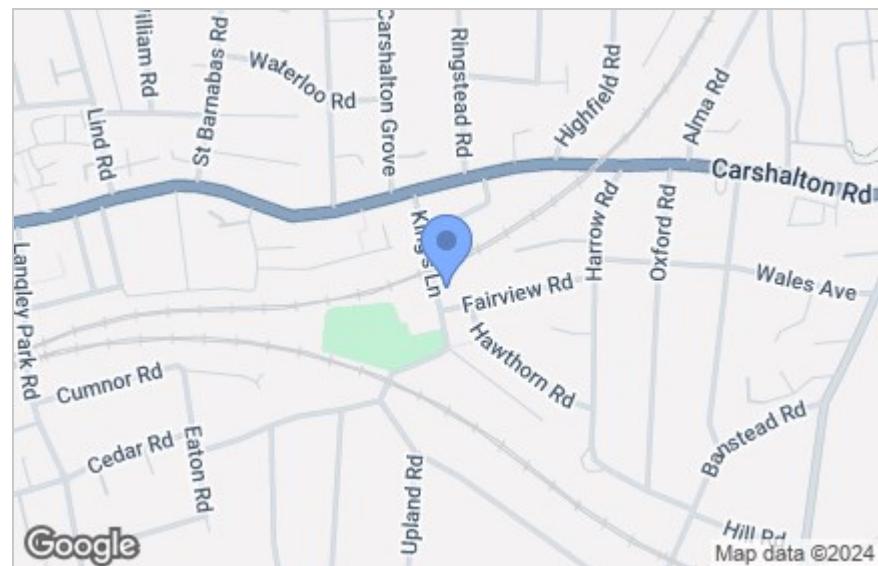
## Floor Plan



## Viewing

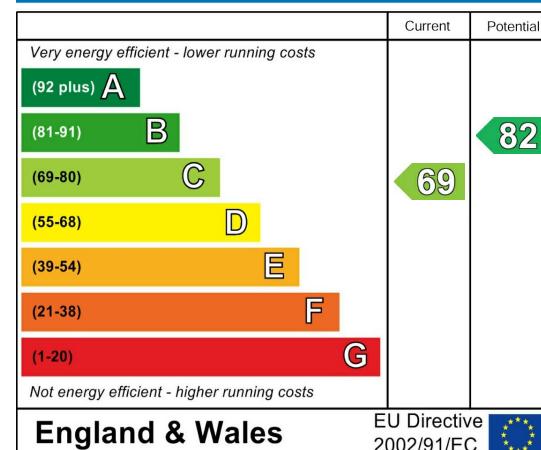
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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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