



9 Alfred Road

Sutton, SM1 4RR

Offers over £675,000



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9 Alfred Road, Sutton, SM1 4RR

NO ONWARD CHAIN - Watson Homes are delighted to present this charming Victorian Period semi-detached family home located on Alfred Road in Sutton. Spanning over 175 square metres over three floors this unique property boasts four spacious bedrooms, making it an ideal choice for families seeking space and convenience.

The home is perfectly situated within easy walking distance of Sutton town centre and the mainline station, providing excellent transport links for commuters. Inside, you will find a welcoming atmosphere with three well-proportioned reception rooms, offering ample space for relaxation and entertaining. The modern utility room adds practicality to daily living, while the downstairs shower room with W.C. enhances convenience for family and guests alike.

The heart of the home is the stylish 12'5 modern fitted kitchen, breakfast area, perfect for casual dining. On the first floor, there are three generously sized bedrooms, including a master bedroom featuring an en-suite shower room for added privacy. The large family bathroom is equipped with a delightful rolltop bath.

The second floor provides a spacious bedroom, ideal for older children or guests. Outside, the property offers off-street parking for two vehicles, ensuring ease of access. The large rear garden is mainly laid to lawn, complemented by a patio area, providing a lovely space for outdoor activities and gatherings. There is also an additional advantage of a private work shop to the rear.

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Accommodation

Sheltered Entrance
Charming Tiled Floor
Wooden Front Door with glass inserts to..

Entrance Hall

Ceiling cornice and decorative mouldings, dado rail and picture rail, decorative arch with period mouldings, hard wood flooring, radiator.
Large walk-in under stairs cupboard, ornate balustrades to staircase.

Reception room one

Large sash bay window to front aspect, period feature fireplace, Cove ceiling and ceiling rose, dado rail and picture rail.

Reception room two

Ornate coving, cornering and picture rails, cast-iron feature fireplace, radiator, hardwood flooring, side door to garden.

Reception room three/dining room

Ornate coving, corner and picture rails, Beautiful wooden feature fireplace, hardwood flooring.

Kitchen breakfast room

Range of fitted wall units with matching doors and drawers below, worksurface with stainless steel sink and chrome mixer tap, space for dishwasher, space for tall fridge freezer, integrated electric oven with gas hob and cooker hood above, tiled splashback and tiled flooring, radiator, double aspect room with UPVC double glazed windows to rear and sides

Utility room

Stainless steel sink, space and plumbing for washing machine and tumble dryer, space for undercounter fridge.

Downstairs shower room.

Tile shower enclosure, pedestal wash handbasin with Victorian style chrome taps and tiled splashback, low-level WC.





Stairs for first floor landing.

Bedroom one

Sash window to rear aspect, hardwood flooring, range fitted wardrobes, radiator, door to....

Ensuite shower room

Tiled shower enclosure, pedestal wash hand basin with tiled splashback, low-level WC.

Bedroom two

Sash window to front aspect, hardwood flooring, radiator.

Bedroom three

Sash window to front aspect, hardwood floors, radiator.



Bathroom

Three piece suite comprising of traditional roll top bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin with chrome Victorian style mixer tap, low-level WC, dado rail with panelled walls below, shaving socket, window to rear aspect.

Stairs to 2nd floor, two windows to rear aspect, to valet windows to front aspect, storage to eaves, wood flooring.



Garden

Mainly laid to lawn with flower and shrub borders steps down to patio area, side Access, fence enclosed, side access.

Garage/Workshop

Accessed via shared side driveway.

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

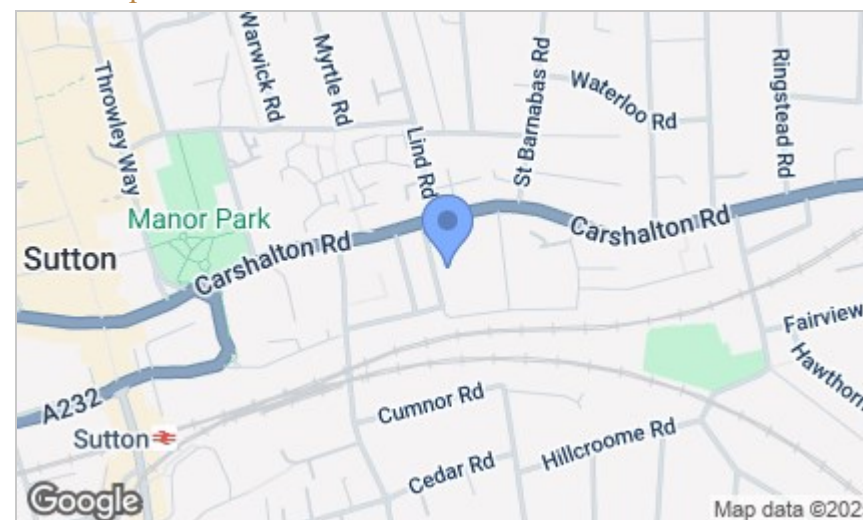


Viewing

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		62	78
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive 2002/91/EC

