



52 Manor Lane, Sutton, SM1 4BN



Guide price £698,000

**WH WATSON HOMES**  
Estate Agents



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Watson Homes are delighted to offer this charming THREE DOUBLE BEDROOM semi detached period family home. The property benefits from a 25ft lounge/diner, an open plan kitchen breakfast room, a downstairs WC, a garage and off street parking.

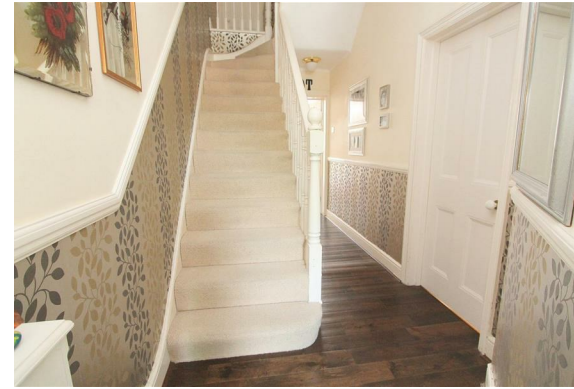
Situated near 'Manor Park Primary' and 'Sutton Grammar' schools, this home is perfect for families seeking quality education for their children. With the High Street and Sutton rail station just a stone's throw away, convenience is at your doorstep.

**Accommodation**  
Sheltered entrance  
Decorative tiled flooring, feature stained glass front door to..

Spacious entrance hall  
Solid wood flooring, covered radiator, coved ceiling and decorative mouldings, dado rail, under stairs storage cupboard, wall mounted thermostat.

Lounge/diner  
UPVC double glazed sash windows to front aspect and window side, feature cast iron fireplace, picture rail, decorative coving and ceiling roses, double panel radiator and single panel radiators.

Kitchen/breakfast room  
Range of fitted wooden wall units with matching cupboards and drawers below, granite worktops with inlaid "Franke" sink and chrome mixer tap, space for American style fridge/freezer, space







for gas range cooker with extractor fan above, Amtico flooring, integrated "Miele" dishwasher and washing machine, integrated wine cooler and coffee machine, space for gas range cooker with extractor fan above, four Velux windows and double glazed doors to rear, covered radiator, access to garage, coved ceiling.

#### Downstairs WC

Consisting of low-level push and flush WC, wash hand basin with chrome mixer tap and storage cupboard below, quarry tiled flooring.



#### Stairs to 1st floor landing

Picture rail, coved ceiling, loft access, airing cupboard.

#### Main bedroom

UPVC double glazed sash windows to front aspect, old school style radiators, feature cast fireplace, coved ceiling and ceiling rose, bespoke fitted wardrobes.

#### Bedroom two

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

#### Bedroom three

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

#### Bathroom

Three piece suite comprising panel enclosed bathroom with chrome mixer tap, thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, heated cream towel, obscure UPVC double glazed sash window to side aspect, tiled flooring, tiled walls.



#### Rear garden

Sandstone paved patio garden with raised flowerbeds at rear, fence and brick wall enclosed, outside tap.



#### Garage at side

Electric roller shutter door at front and UPVC double glazed window to rear, hard standing, providing further offstreet parking if desired, loft access.



Floor Plan

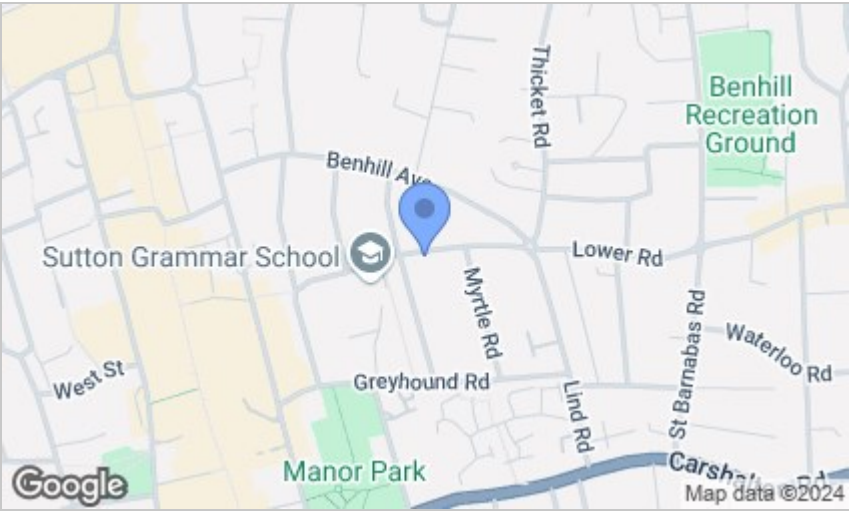


Viewing

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

