31 Ferndown Close, Sutton, SM2 5TG

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Guide price £550,000

WH WATSON HOMES
Estate Agents

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NO ONWARD CHAIN Watson Homes are delighted to present this converted four bedroom end of terrace family home. The property boasts modern open plan living, a downstairs shower room, a pretty rear garden and off street parking.

Ferndown Close is highly sought after, offering a peaceful retreat from the hustle and bustle of city life while still being conveniently located near local amenities, sought after schooling and a short walk to Sutton mainline station.

Accommodation

Obscure UPVC double glazed front door to..

Entrance hall
Wood laminate flooring, open plan to..

Lounge/diner
UPVC double glazed window to side aspect, wood laminate flooring, two double panel radiators, UPVC double glazed windows and door to rear aspect.

Kitchen area
Range of fitted wall units with matching cupboards and drawers below, roll top works surfaces with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, inlaid induction hob with oven/grill below, integrated fridge/freezer, integrated washing machine, wood laminate flooring, tiled splash back, UPVC double glazed window to rear aspect.

Bedroom 4/study
UPVC double glazed window to front aspect, double panel radiator, wood laminate flooring, storage cupboard.

Downstairs shower room
Consisting a tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and low-level push button flush WC below, heated towel rail, tiled walls, wood laminate flooring, obscure UPVC double glazed window to front aspect.

Stairs to the first floor landing
Loft access, cupboard housing “Worcester” combination boiler.

Bedroom one
UPVC double glazed windows to front aspect, double panel radiator, wood laminate flooring.

Bedroom two
UPVC double glazed window to rear aspect, double panel radiator, wood laminate flooring.

Bedroom three
UPVC double glazed window to rear aspect, double panel radiator, wood laminate flooring.

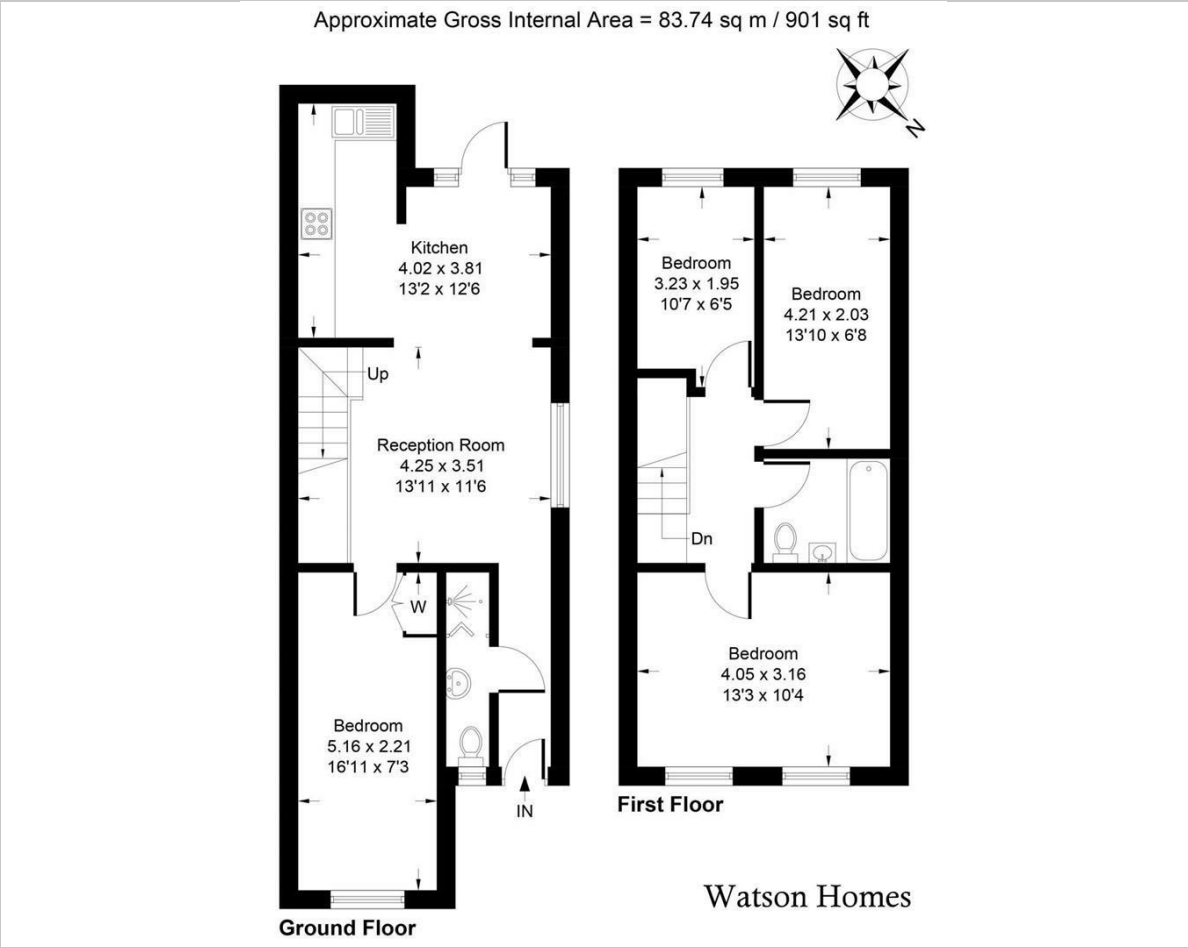
Bathroom
Modern three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, tiled effect flooring, heated chrome towel rail, extractor fan.

Rear garden (East Facing)
Paved patio area with footpath to rear, lawn sections with bordering, wooden storage shed and summer house, fence enclosed, outside tap and power supply, gated side access.

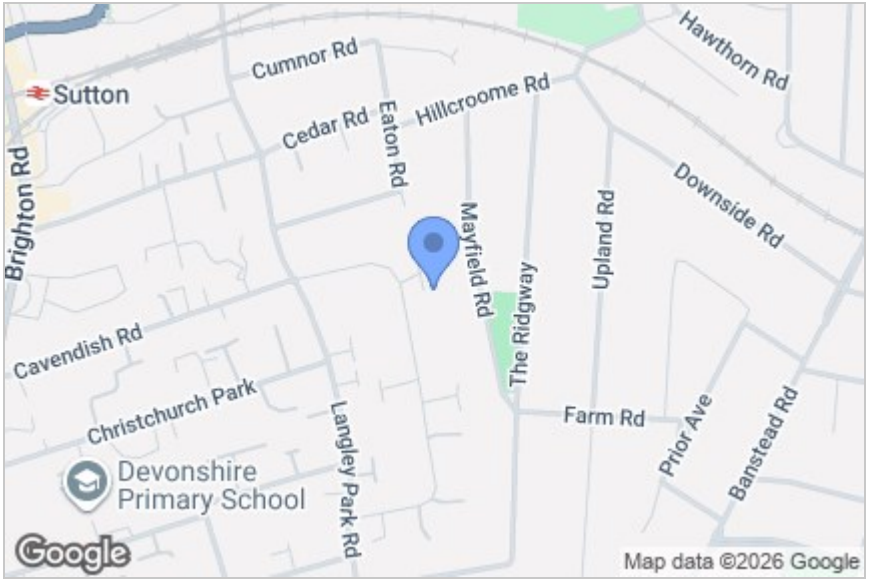
Front
Hardstanding, providing off street parking for two cars.

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

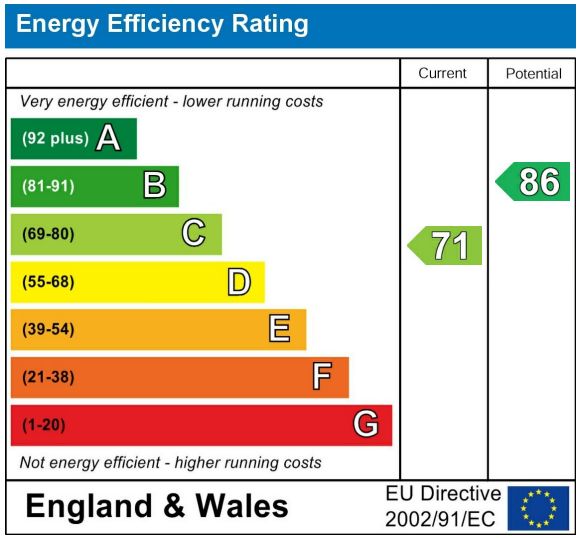
Floor Plan



Area Map



Energy Efficiency Graph



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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