



64 Chiltern Road, Sutton, SM2 5RD
Guide price £850,000



WH WATSON HOMES
Estate Agents

64 Chiltern Road, Sutton, SM2 5RD

Situated in the charming Chiltern Road of South Sutton, this delightful property offers a perfect blend of character and charm. As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply unwinding after a long day.

With three double bedrooms, modern appointed bathroom plus additional shower room this 1930s house provides ample space for a growing family. The property's age adds a touch of history and charm, making it a unique find in today's market.

Additional asset of this home is the parking provision for up to three vehicles or more and plenty of space to the side and rear for further planning subject to stpp. The room sizes in this property are particularly generous throughout the property.

Don't miss out on the opportunity to make this house your home. With its characterful features, convenient location, and ample parking, this property is sure to capture the hearts of those seeking a special place to call their own in South Sutton. Call Watson Homes to secure your viewing now 020 4537 3222.

Accommodation

UPVC double glazed entrance porch, tiled step, ornate wooden front door to..

Spacious entrance hall

Herringbone wood block flooring, covered radiator, obscure leaded light window with secondary glazing to front aspect, wall mounted thermostat.

Lounge 15'5 x 14'4 approx

Large UPVC double glazed bay window to rear aspect, herringbone wood block flooring, double panel radiator.

Dining room 15'9 x 12'1 approx

UPVC double glazed leaded light bay window to front aspect, double panel radiator, herringbone wood block flooring.

Kitchen 14'2 x10'7 approx

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, gas hob with extractor fan above and oven/grill below, integrated dishwasher, space for tall standing fridge/freezer, tiled flooring, double panel radiator, obscure UPVC double glazed door to side aspect and door to..

Sunroom 13'9 x 5'8 approx

UPVC double glazed windows and door to rear aspect, tiled flooring, space and plumbing for washing machine and tumble dryer and access to garage.

Downstairs WC

Consisting of low-level pushbutton flush WC, wash hand basin with chrome taps, tiled flooring, part tiled walls, obscure glazed window to side aspect.

Stairs to 1st floor landing

Obscure leaded light windows to side and front aspects with secondary glazing, loft access with pulldown ladder, double panel radiator, large storage cupboard.

Bedroom one 16'6 x11'8 approx

UPVC double glazed leaded light bay window to front aspect, double panel radiator, fitted wardrobe.

Bedroom two 15'7 x 15'1 approx

UPVC double glazed bay window to rear aspect, double panel radiator, fitted wardrobes.

Bedroom three 11'2 x 10'9 approx

Double glazed window to rear aspect, double panel radiator, large eave storage.

Bathroom

Modern three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level pushbutton flush WC, heated chrome towel, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to front aspect.

Separate shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment, sliding screen at side, heated chrome towel rail, tiled flooring, tiled walls, feature block window to side aspect, extractor fan.

Rear garden – approximately 90ft (South facing) Paved patio area leading to lawn section with mature shrubs bordering, fence enclosed, access to workshop with power and light, outside power and water supply.

Garage at side

Roller shutter door, power and light.

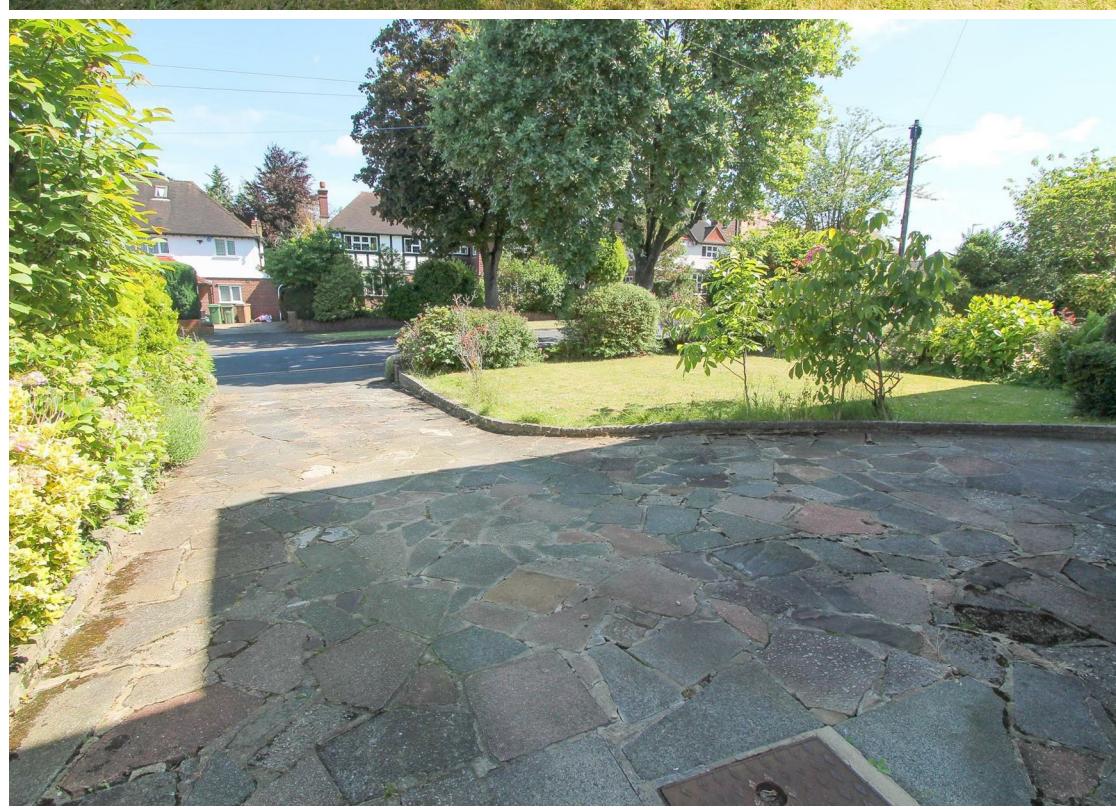
Front

Paved driveway providing off street parking with lawn area and shrubs at side.









Floor Plan



Viewing

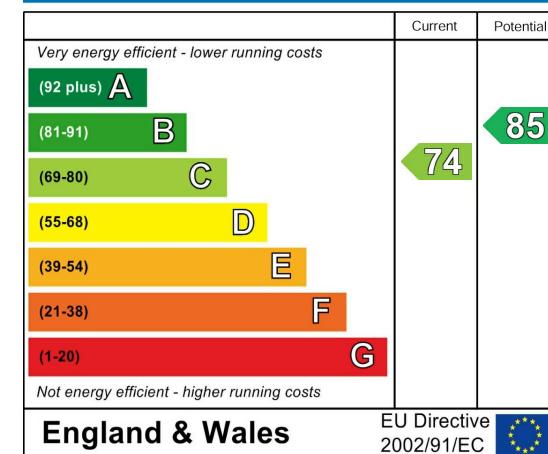
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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.