



18 Hallmead Road, Sutton, SM1 1RD

£560,000



WH WATSON HOMES
Estate Agents

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Overview

Located on Hallmead Road in the charming area of Sutton, this impressive mid-terrace family house offers a delightful blend of space and comfort. With three well-proportioned bedrooms, this property is perfect for families seeking a welcoming home. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this property is the expansive rear garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. Additionally, the property includes off-road parking for two vehicles, a valuable asset in this desirable location.

The house is well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away. Furthermore, there is excellent potential for a loft conversion, allowing you to expand your living space and tailor the home to your needs.

Conveniently situated, this property is within easy reach of Sutton Common rail station, making commuting a breeze. Families will appreciate the proximity to outstanding local schools, including All Saints Primary and Westbourne, which are highly regarded in the area.

In summary, this three-bedroom house on Hallmead Road is a fantastic opportunity for those looking for a well-located family home with ample space, a lovely garden, and the potential for future development. Do not miss the chance to make this property your own.

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Accommodation

Enclosed UPVC porch
Tiled floor

Wooden Georgian glazed front door to..

Spacious entrance hall

Wood effect flooring, single panel radiator, leaded windows to front , dado rail, under stairs storage cupboard

Lounge

UPVC double glazed window to front aspect, modern column radiator, feature gas fireplace with mantle, wood effect flooring, lighting, sockets

Kitchen

Range of fitted gloss wall units with matching cupboards and drawers below, granite worktops with inlaid induction hob and extractor fan above with double oven/grill, space for tall standing fridge/freezer, space and plumbing for washing machine, inlaid stainless sink, chrome mixer tap, wood effect flooring, UPVC double glazed windows to side aspect with further windows and doors to rear aspect, open plan to..

Conservatory

Wood effect flooring, UPVC windows to rear and sides, lighting, power

Downstairs WC

Consisting of low-level push button flush WC, basin with chrome taps, wood effect flooring

Stairs to 1st floor landing

loft access with pulldown ladder, power

Bedroom one

UPVC double glazed bay window to front aspect, wood effect flooring, range of wardrobes and storage cupboards, radiator

Bedroom two

UPVC double glazed window to rear aspect, wardrobes, wood flooring, radiator

Bedroom three

UPVC double glazed window to front aspect, wood flooring, wardrobes and shelving, radiator

Bathroom

UPVC windows to rear aspect, modern suite comprising ,large enclosed shower with chrome fittings, sink with chrome mixer tap and cupboards below, WC with push button top, tiled floor, radiator

Rear garden -

Mainly laid to lawn with raised flower beds and shrub, paved areas for seating, pretty pond, out house with jacuzzi, power

Front

Large block paved driveway providing ample off street parking.

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

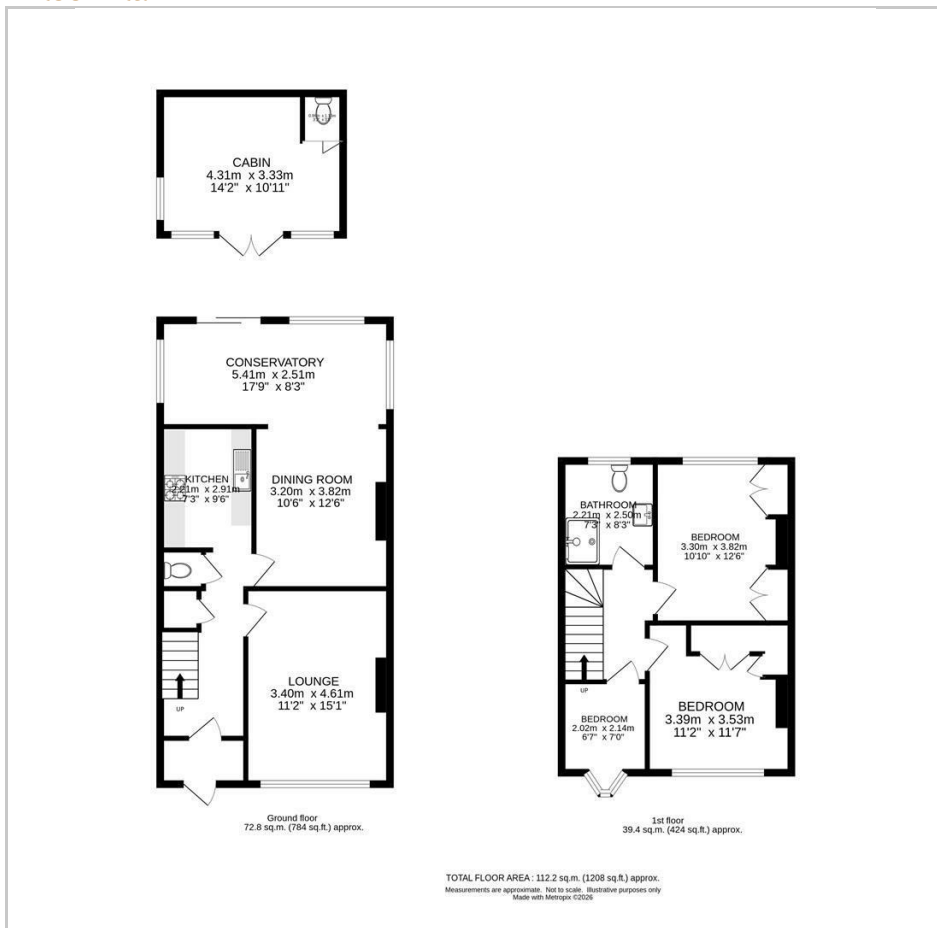






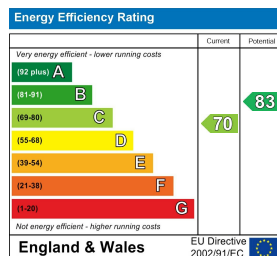


Floor Plan



Additional Information

The property is fully boarded
 The loft is insulated
 The boiler is serviced annually and it is a combi
 Fitted magnet kitchen, approx 10 years old
 granite work tops
 upvc windows fitted 5 years ago
 The property has not been re wired recently
 No permits needed on the road
 block Paving
 The sellers are re locating and need to find a new property
 The boundary is on the left side
 The extension is over 30 years



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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58 Banstead Road, Surrey, SM5 3NL
 Tel: 020 4537 3222 Email: email@watsonhomesproperty.com
 www.watsonhomesproperty.com

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