



65 Clarence Road, Sutton, SM1 1RH



£425,000

WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this charming two double bedroom Victorian home. The property benefits from an an open plan lounge/diner, a large bathroom, and a pretty rear garden.

Clarence Road is perfectly located for a family with 17 excellent local schools all within a mile of this wonderful home. Sutton National Rail is located 0.4 miles away with direct access to London Bridge and London Victoria as well as Clapham Junction and Balham. Sutton Common national rail is located just 0.5 miles away with direct access to Wimbledon (District Line - Underground) & London St Pancras. Sutton High Street is close by boasting a plethora of shops and restaurants.



Accommodation

Sheltered entrance
Quarry tiled step.

Obscure glazed wooden front door to..

Entrance hall
Wall mounted thermostat, coved ceiling.

Lounge/diner
UPVC double glazed bay window to front aspect, two single panel radiators, coved ceiling, two open fireplaces, glazed wooden doors to rear aspect.





Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid 1 & 1/2 half bowl sink and mixer tap, inlaid hob with oven/grill below and pull out extractor fan above, space for tall standing fridge/freezer, space and plumbing for washing machine and tumble dryer, wall mounted boiler, tiled flooring, tiled walls, glazed window and door to side aspect.

Stairs to 1st floor landing

Loft access, fitted storage cupboard.

Bedroom one

UPVC double glazed windows to front aspect, two single panel radiators.

Bedroom two

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

Bathroom

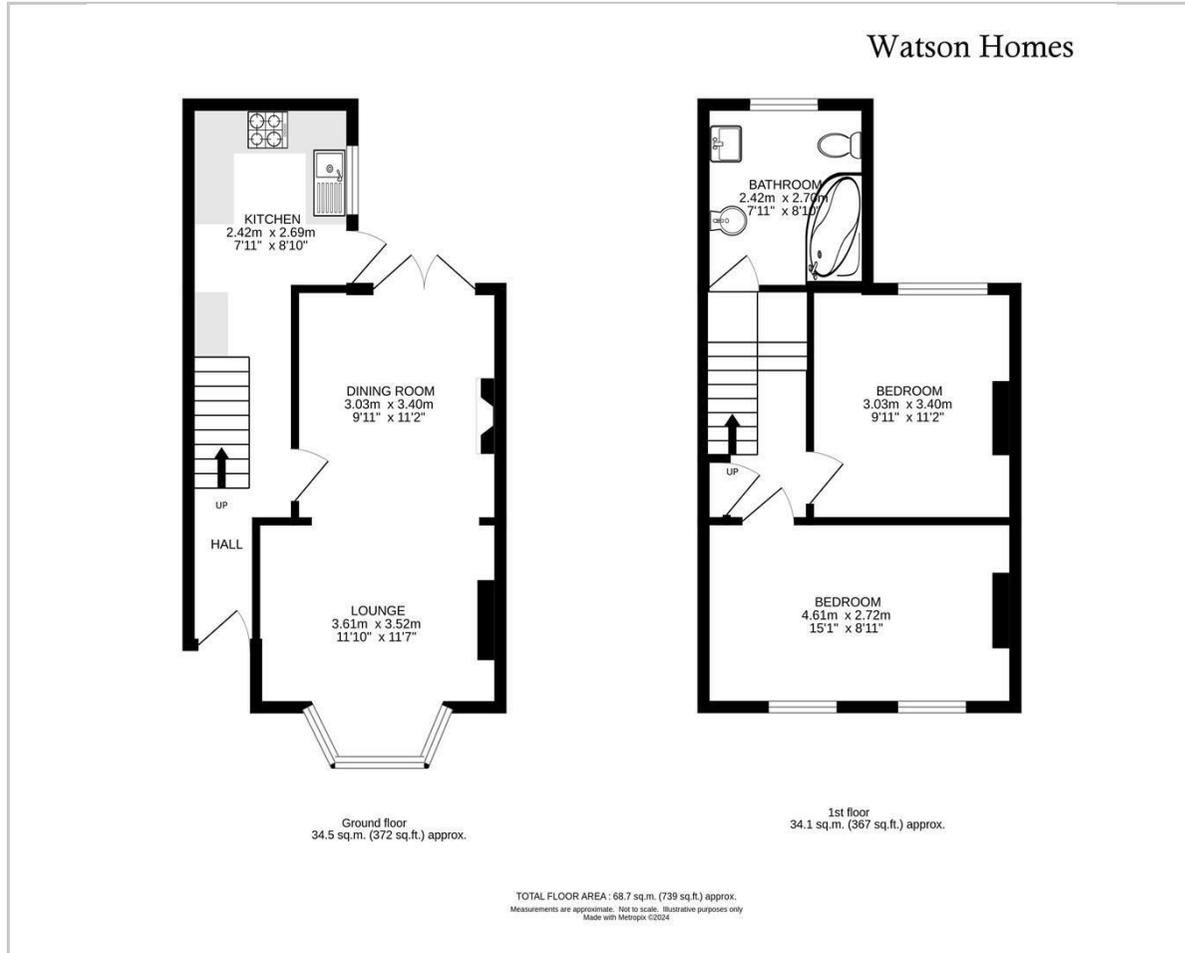
Four piece suite comprising panel enclosed to Jacuzzi corner bath with chrome mixer tap and hand attachment, low level bidet, low level flush WC, wash hand basin with chrome taps and storage cupboards below, tiled walls, double panel radiator, obscure UPVC double glazed window to rear aspect.

Rear garden

South-westerly aspect - Approximately 35ft
Sheltered seating area with paved patio and footpath to rear, lawn section with shrubs and flowerbeds bordering, wooden garden shed, fence enclosed, gated rear access, outside tap.



Floor Plan

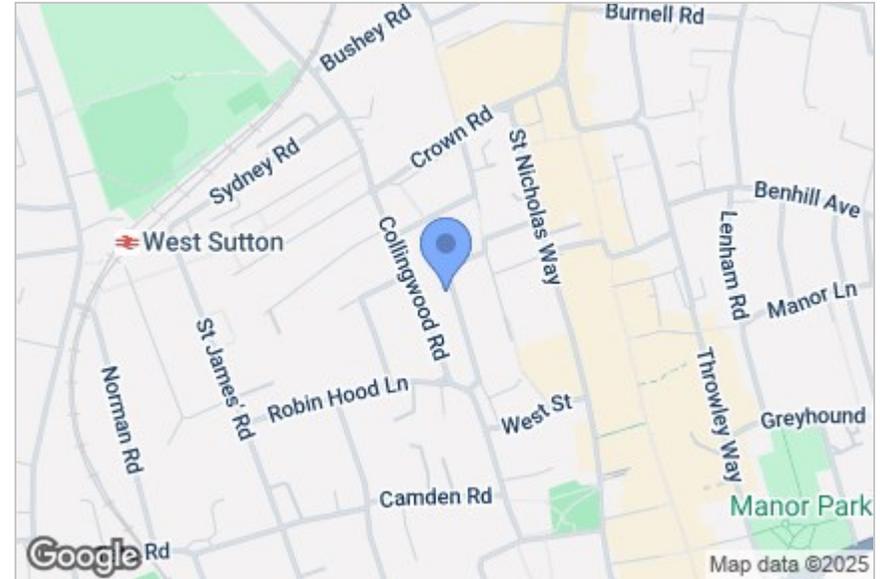


Viewing

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

