



63 Cedar Road, Sutton, SM2 5DJ

Offers over £900,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this stunning six bedroom Edwardian family home. The property offers a wealth of accommodation, boasting a generous 2800 square feet of living space split over five levels.

Cedar Road 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 Sheltered entrance Feature stained glass wooden front door to.. Spacious entrance hall Painted wooden floorboards, covered radiator, decorative mouldings and ceiling rose. Lounge Bay with sash windows to front aspect, fitted plantation shutters, double panel radiator, open fireplace, picture rail, decorative corning and ceiling rose. Reception room two UPVC double glazed window and door to rear aspect, modern radiator, wood effect flooring, decorative corning, picture rail. Shower room Consisting of tiled cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, extractor fan, tiled flooring, tiled walls. Kitchen/diner Range of fitted gloss wall units with matching cupboards and drawers below, solid worktops with inlaid stainless steel sink and chrome mixer tap, pullout larder cupboard, breakfast bar with Island and inlaid hob, integrated oven/grill, space and plumbing for dishwasher, space for American style fridge/freezer, modern radiators, tiled flooring, open plan to side conservatory and breakfast area with access to rear garden. Breakfast area UPVC double glazed window to side aspect and sliding door to rear, tiled flooring, wall mounted heater. Lower level utility room Tiled flooring, space and plumbing for washing machine and tumble dryers, heated towel rail, wall mounted fuse box. Lower level WC Consisting of low level push button flush WC, wash hand basin with chrome mixer tap and storage cupboards below, extractor fan, tiled flooring. Stairs to 1st floor landing Bedroom Window to rear aspect, double panel radiator, wood effect flooring. Bathroom Modern four piece suite comprising roll top bath tub with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below,	low level pushbutton flush WC, heated chrome towel rail, tiled flooring, part tiled walls, obscure glazed windows to side aspect with fitted plantation shutters. Bedroom Sash window to rear aspect, double panel radiator, wood effect flooring, picture rail. Bedroom Bay with sash windows to front aspect, fitted plantation shutters, double panel radiator, wood effect flooring, feature cast iron fireplace ceiling cornice, picture rail. Bedroom Sash window to front aspect with fitted plantation shutter, double panel radiator, wood effect flooring. Bedroom Sash windows to side and rear aspects, two double panel radiators, wood effect flooring. Ensuite bathroom Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel, obscure UPVC double glazed window to side aspect, extractor fan. Stairs to 2nd floor landing Main bedroom Velux window to front and window at side, double glazed bi folding doors to rear aspect with Juliet balcony, wall mounted heater, wood effect flooring, eaves storage, fitted wardrobe. En suite shower room Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, UPVC double glazed window to rear aspect, tiled flooring, part tiled walls. Rear garden - Approximately 120ft Gravelled seating areas with footpath to rear, lawn section with mature shrubs and plants bordering, large detached cabin with power and water supply, garden shed, gated side access.
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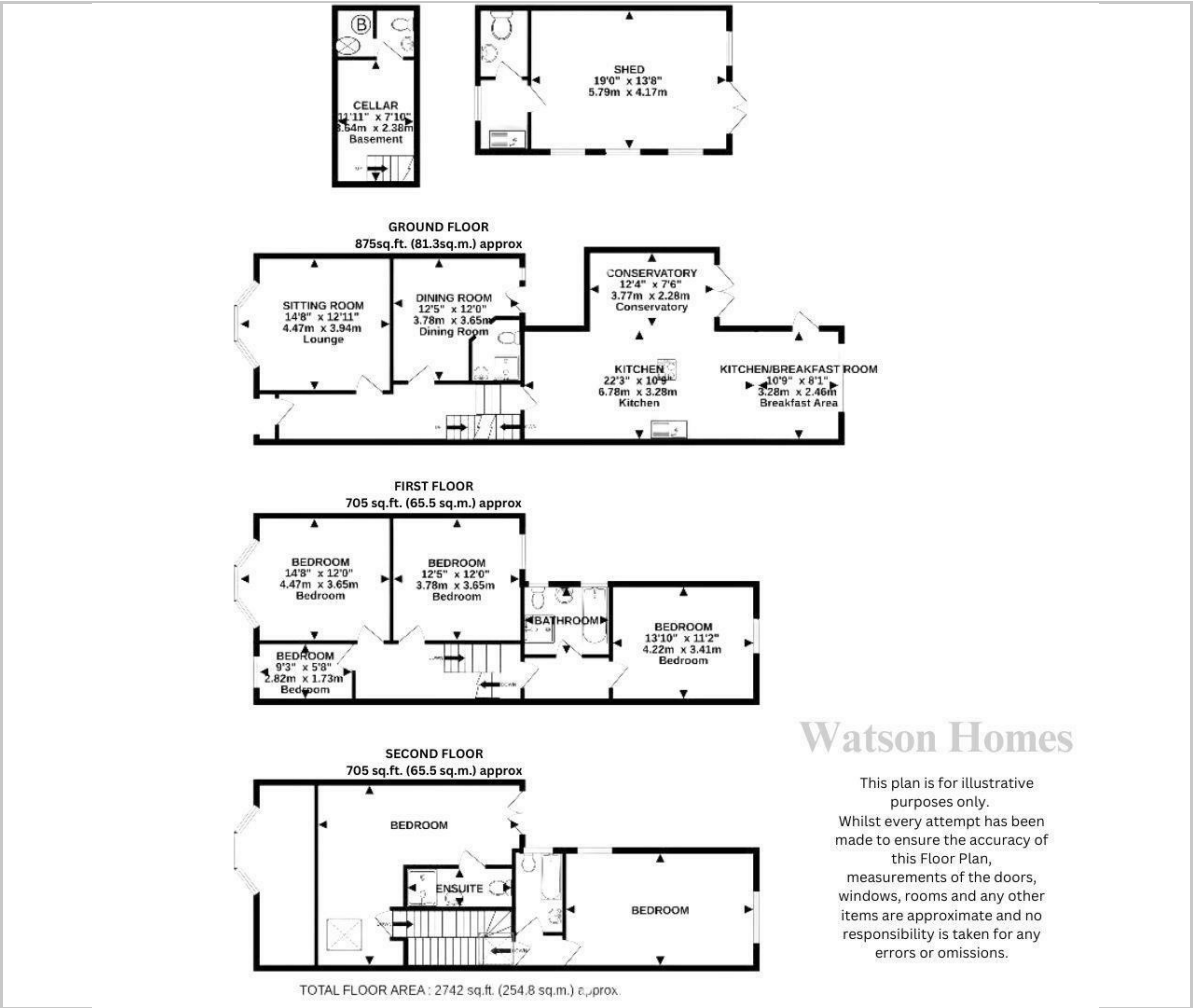








Floor Plan

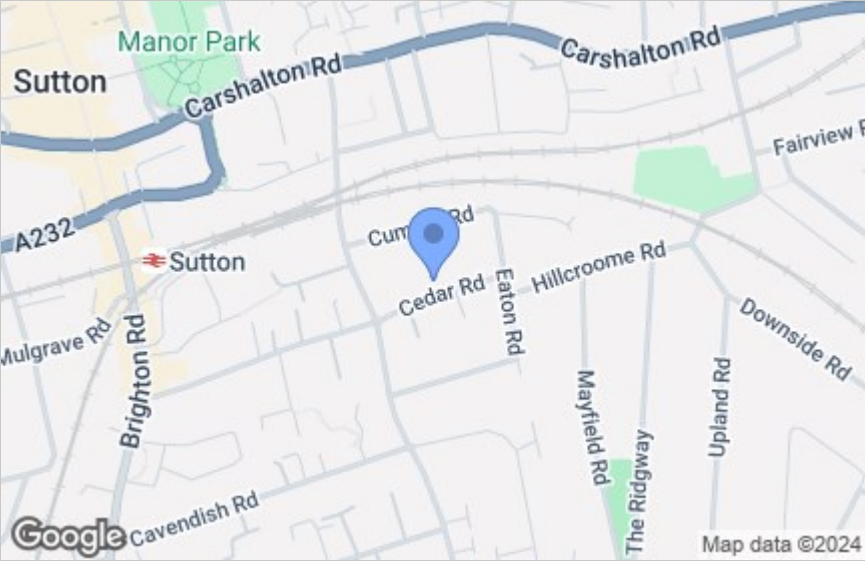


Viewing

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

