26 Whitby Road, Sutton, SM1 3LZ

2 1 2 £450,000

WH WATSON HOMES
Estate Agents

26 Whitby Road

Sutton, SM1 3LZ

*** CHAIN FREE***
RARELY AVAILABLE ACCESSED THROUGH A PRIVATE SLIP ROAD

Nestled in a tranquil private road on the borders of Sutton and Carshalton, this charming semi-detached bungalow on Whitby Road offers a delightful living experience. Spanning an impressive 747 square feet, the property boasts two well-proportioned reception rooms, perfect for both relaxation and entertaining.

The two double bedrooms are thoughtfully designed fitted wardrobes to the front aspect. Natural light floods the interiors, enhanced by double glazing throughout, ensuring a warm and inviting atmosphere. The bungalow is equipped with gas central heating, ensuring comfort during the cooler months.

For those who require convenient transport links, Carshalton Station, Sutton station and Sutton Common station are in close proximity, making commuting a breeze. Additionally, the property comes with the added benefit of two allocated car parking spaces, a rare find in such a desirable location.

This beautifully presented bungalow is ideal for those seeking a peaceful yet accessible home, combining modern comforts with a charming setting. Whether you are a first-time buyer, downsizing, or looking for a serene retreat, this property is sure to impress. Don't miss the opportunity to make this lovely bungalow your new home.

Accommodation

TWO DOUBLE BEDROOM BUNGALOW | PRIVATE ROAD | PRIVATE REAR GARDEN | TWO ALLOCATED PARKING SPACES

Set within a private road, this beautifully presented two double bedroom bungalow offers a rare opportunity for buyers seeking comfortable single-storey living with excellent outside space and parking.

The property is well maintained throughout and features two generous double bedrooms, one with built-in wardrobes, together with double-glazed windows and gas-fired central heating.

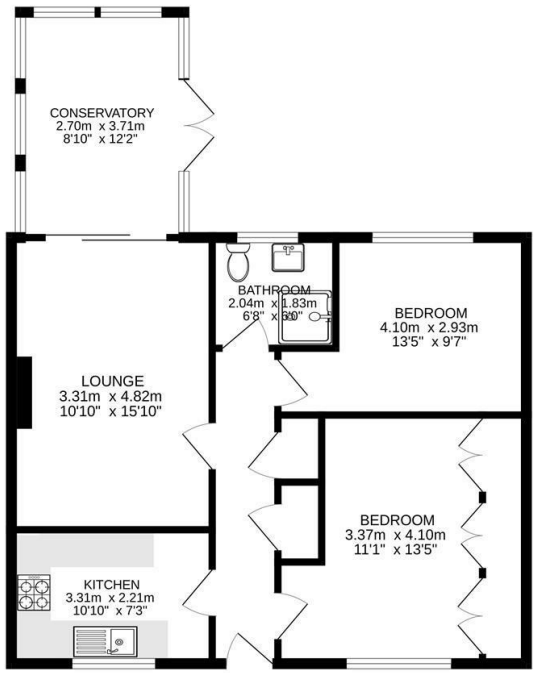
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents

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

Outside, the bungalow benefits from its own private rear garden, an additional courtyard area and two allocated parking spaces – a particularly appealing combination for this style of property.

Well presented, practical and tucked away in a private setting, this is a home that needs to be seen to be fully appreciated. **Early viewing is strongly recommended.**

Floor Plan



Ground floor
69.4 sq.m. (747 sq.ft.) approx.

TOTAL FLOOR AREA : 69.4 sq.m. (747 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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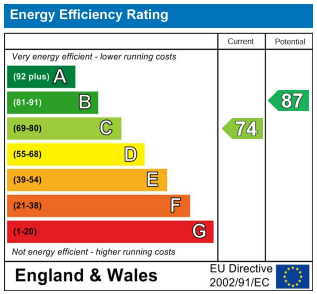
Additional Information

Property owned for just under 30 years.
Loft is partially boarded and has a loft ladder.
The boiler is approximately 14 years old.
It is a conventional boiler with a hot water storage cylinder and a cold water tank in the loft.
The property is 30 years old.
Grant of Probate was issued on 23/09/2026.
There are two off street parking spaces opposite the bungalow.
The drive is a shared access point with number 26a Whitby Road and number 6 Whitby Gardens (access to garage).
The boundary is on the left as you look at the property.
The direct neighbours are a middle aged/semi retired couple.
There is no onward chain.
There have not been any major renovations in the last 5 years
Fitted wardrobes in the main bedroom and matching bedside cabinets will be left.
The integrated electric oven and grill is included in the sale as well as the gas hob.



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.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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