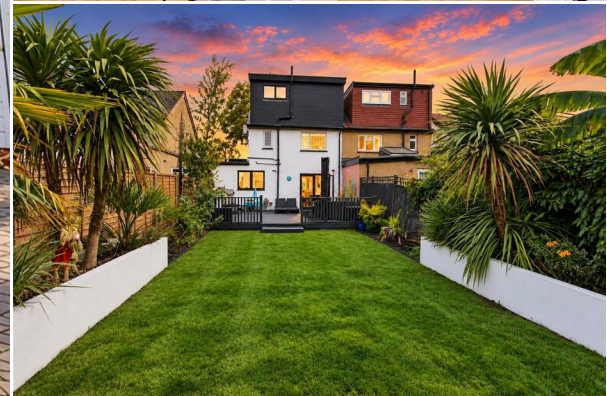




10 Byron Gardens, Sutton, SM1 3QG

Offers in excess of £700,000



**WH WATSON HOMES**  
Estate Agents

## 10 Byron Gardens, Sutton, SM1 3QG

### Overview

SIMPLY STUNNING!!! Watson Homes are delighted to offer this extended family home offering a perfect blend of modern living and comfort. Spanning an impressive 1,319 square feet, the property boasts spacious reception rooms that provide ample space for relaxation and entertaining. With four well-appointed bedrooms, this home is ideal for families or those seeking extra room for guests or a home office.

The contemporary open-plan living area is a standout feature, creating a bright and inviting atmosphere that seamlessly connects the kitchen and dining spaces. The property also includes a utility room and a convenient downstairs WC, enhancing the practicality of everyday living. For added luxury, the master bedroom benefits from an en suite shower room, ensuring privacy and convenience.

Outside, the property is complemented by a detached outhouse, which could serve as a versatile space for hobbies, a home gym, or additional storage. The ample off-street parking for two vehicles is a significant advantage, making it easy for residents and visitors alike.

This property is not just a house; it is a home that offers a comfortable lifestyle in a desirable location, close to sought after schools, shops and transport links. With its modern amenities and thoughtful layout, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely family home your own.

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### Accommodation

Sheltered entrance

Obscure composite double glazed front door to..

Entrance hall

Amtico herringbone flooring, modern radiator, cupboard housing fuse board, digital “hive” heating control, large under stairs storage cupboard with pull out drawers.

Lounge

UPVC double glazed leaded light window to front aspect, fitted plantation shutters, Amtico herringbone flooring, modern radiator.

Dining area

Double glazed patio door doors to rear aspect, Amtico herringbone flooring, modern radiator, fitted shelving and storage cupboards, open plan to..

Kitchen

Range fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and Quooker tap, inlaid induction hob, integrated dishwasher, pull out bin storage, “Neff” double oven and microwave at side, modern radiator, quartz splash back, double glazed window to rear aspect, Amtico herringbone flooring.

Utility room

Space and plumbing for washing machine and tumble dryer, quartz worktop with cupboards above, space for American style fridge/freezer, tiled flooring.

Downstairs WC

Consisting of a low-level push button flush WC, wash hand basin with mixer tap and storage cupboard below, tiled flooring, tiled walls, modern radiator, extractor fan, access to front storage area (housing water pressure pump and boiler).

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect.

Bedroom two

UPVC double glazed leaded light bay window to front aspect, modern radiator, oak flooring, fitted wardrobes.

Bedroom three

UPVC double glazed leaded light window to rear aspect, modern radiator, oak flooring, fitted wardrobe and shelving.

Bedroom four

UPVC double glazed leaded light window to front aspect, modern radiator, oak flooring.

Bathroom

Luxury modern suite comprising panel enclosed bath with mixer tap and thermostatic shower with hand attachment, wash hand basin with mixer tap and storage cupboards below, low-level push button flush WC, heated towel rail, extractor fan, part tiled walls, honeycomb tiled flooring, obscure UPVC double glazed leaded light window to rear aspect.

Stairs to 2nd floor

Velux window to front aspect

Main bedroom

Two Velux windows to front aspect with fitted blinds, feature skylight with electric blind, wall mounted air-conditioning unit, engineered oak flooring, bespoke fitted wardrobes and drawers with dressing table.

En suite shower room

Luxury suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, wash hand basin with mixer tap and storage cupboards below, low-level push button flush WC, heated towel, extractor fan, tiled flooring, part tiled walls, sensor mirror with display lighting, obscure double glazed window to rear aspect.

Rear garden – South Facing

Approximately 75ft

Large decking area with brick built storage unit with barbecue area, steps leading to lawn section with raised flower beds at side and water feature at rear, outside tap, fence enclosed.

Detached outhouse

Power and lighting with side storage.

Front

Paved driveway providing off street parking for two vehicles.

### 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

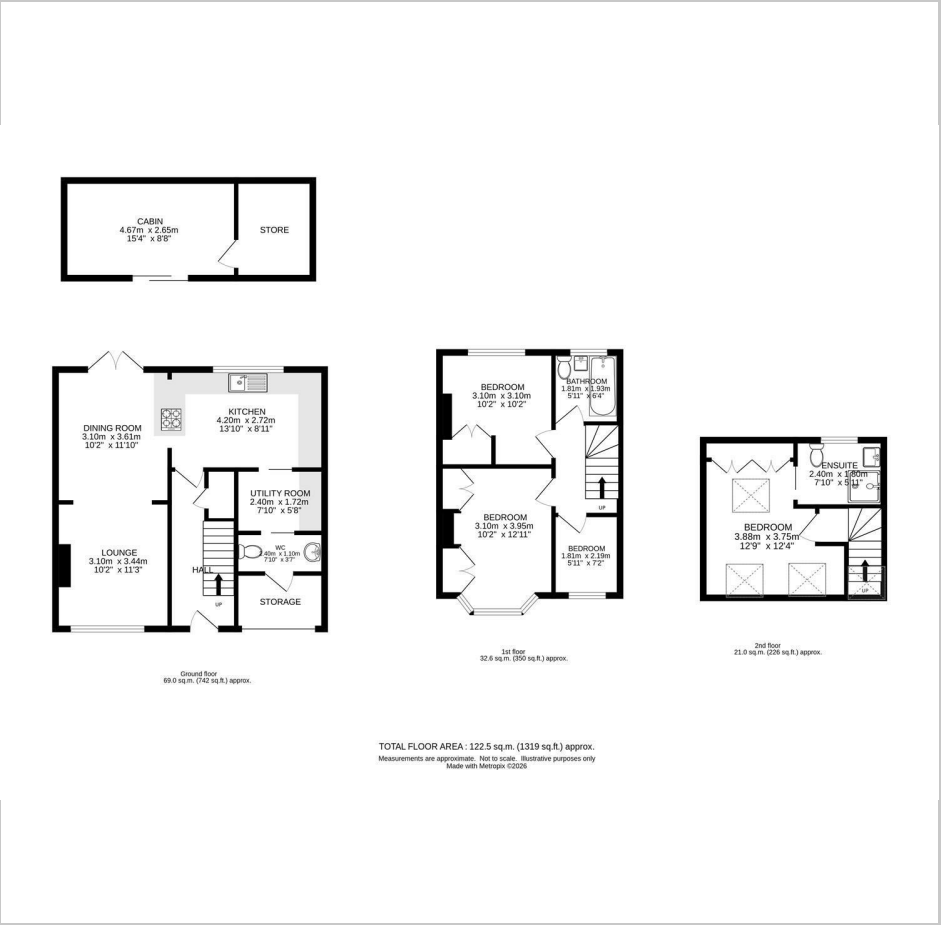






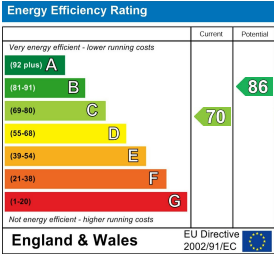


Floor Plan



Additional Information

FULLY RENOVATED SINCE PURCHASING IN 2019  
LOFT EXTENSION COMPLETED 2026 WITH AIR CONDITIONING  
SIDE EXTENSION AND GARAGE CONVERSION COMPLETED IN 2020  
COMINATION BOILER INSTALLED IN 2020  
FULLY REWIRED IN 2020  
PLANNING PERMISSION GRANTED FOR A REAR EXTENSION (WITH ELECTRICAL WORKS ALREADY IN PLACE)



**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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