45 Farmington Avenue, Sutton, SM1 3PT

£530,000

3 1 2

WH WATSON HOMES
Estate Agents

45 Farmington Avenue, Sutton, SM1 3PT

Overview

Watson Homes is pleased to introduce this charming property on the popular Farmington Avenue in Sutton, this beautifully presented end of terrace family home offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families seeking a welcoming environment. The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The well-appointed bathroom ensures that daily routines are both practical and pleasant. For those with vehicles, the property includes parking for at least one car, adding to the ease of living in this desirable area.

Situated just 0.5 miles from Carshalton station, residents will benefit from regular train services into London, making commuting a breeze. The local shops and amenities are within easy reach, ensuring that daily necessities are never far away. Families will appreciate the proximity to several well-performing schools, making this location particularly appealing for those with children.

In addition to its practical advantages, the area boasts excellent recreational facilities and open spaces, perfect for outdoor activities and leisurely strolls. With convenient bus links to surrounding areas, this property truly offers a well-rounded lifestyle in a vibrant community.

This delightful home on Farmington Avenue is not just a place to live, but a wonderful opportunity to embrace a fulfilling family life in Sutton.

45 Farmington Avenue, Sutton, SM1 3PT

Accommodation

Sheltered porch entrance

Wooden front door with leaded light window to side

Hallway, coving, with storage cupboards, wood effect flooring, radiator, power sockets, smoke detector

Living Room
UPVC large double glazed window to front aspect, coving, feature fireplace, carpets, radiator, power sockets

Kitchen/Dining Room
Modern kitchen with a range of white cupboards with matching drawers and cupboards below, partly tiled walls, large modern insert sink with chrome mixer tap, integrated electric double oven and grill, integrated electric hob, space for washing machine and fridge freezer, tiled effect flooring. Storage cupboard housing combi boiler, breakfast bar, smoke detectors

Dining Area
UPVC double glazed window to side, Light and spacious open plan dining area to rear aspect, wood effect flooring, radiator, power sockets, double glazed sliding door leading to southerly facing rear garden

Stairs to first floor landing

UPVC side window, access to loft, carpet, smoke detector

Doors to:

Bedroom 1
UPVC double glazed window to front aspect, built in wardrobes, carpets, radiator, power sockets

Bedroom 2
UPVC double glazed window to rear aspect, built in wardrobes, carpets, radiator, power sockets, smoke detectors

Bedroom 3
UPVC double glazed window to front aspect, carpets, radiator, power sockets

Family Bathroom
UPVC double glazed obscure window to rear aspect, comprising of a three piece bathroom suite, bath with enclosed electric shower, radiator, fully tiled walls and floor, pedestal hand basin with chrome taps, wc with push button top

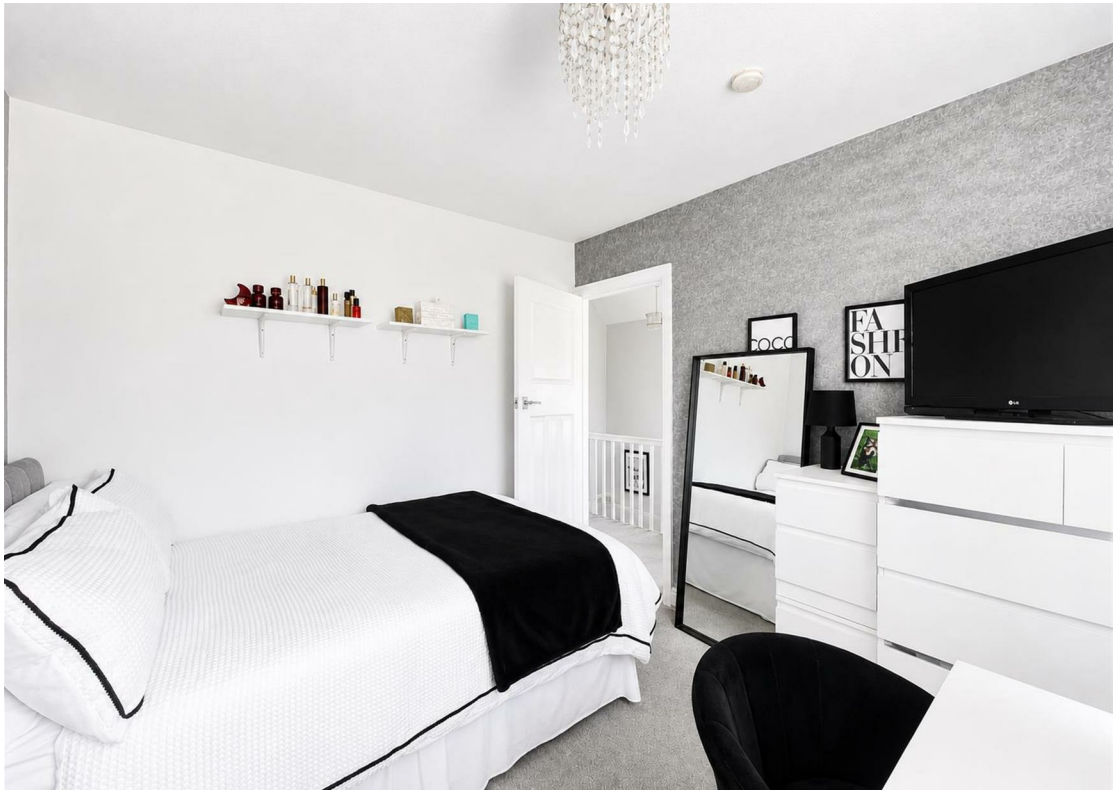
Rear aspect
Mainly lawn with flower beds, paved areas for seating, paved paths, large work shop with storage to rear

Front
Block paved driveway, electric charging point, shared side access

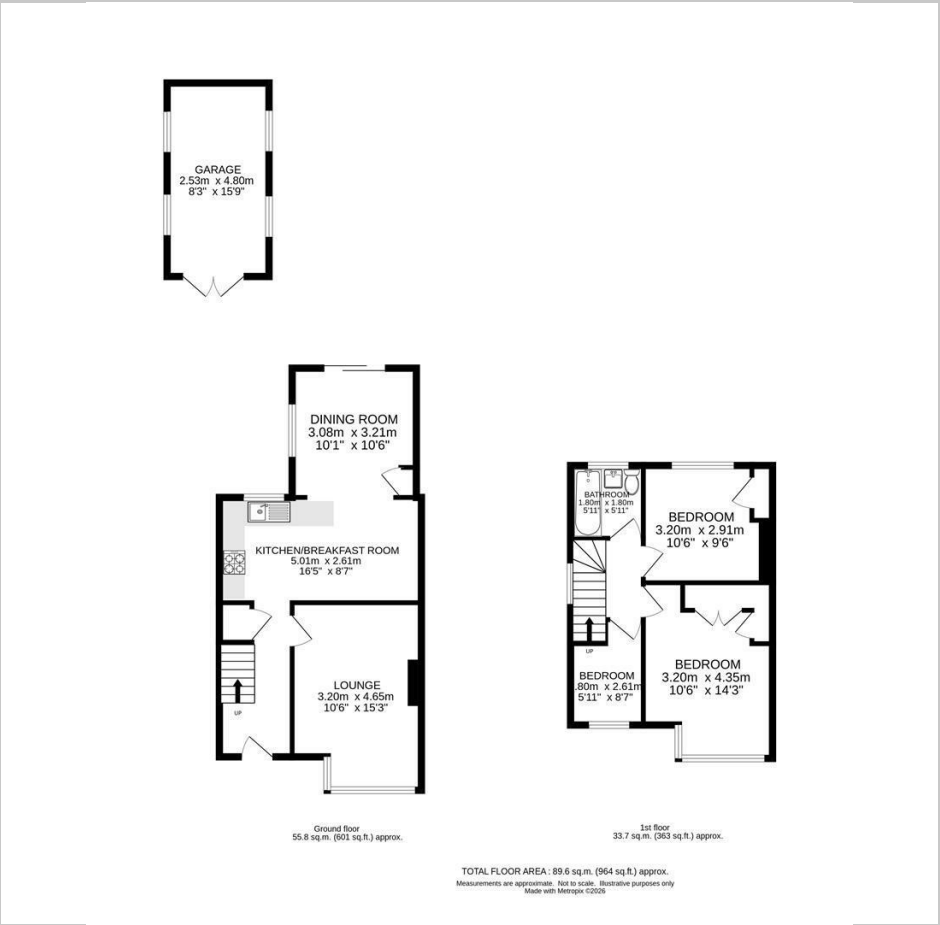
BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help 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

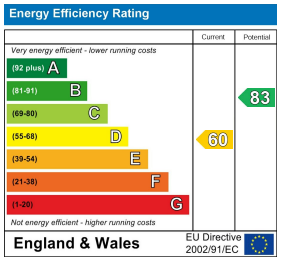
I would rather be drinking tea

Family


COCO
FA
SHI
ON

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

Additional Information

The loft is for storage only and is partly boarded.
The loft is insulated (no ladder).
The boiler is a combi and in the kitchen, last serviced 2025.
New thermostat in 2021.
The seller is relocating and needs to find .
The garden is South facing.
The boundary is right looking from the road.
No rear access.
The extension was done by previous owner in the 80's.
There is off street parking for 2 small cars.
New windows in 2016 rear only.
The side access is shared and has to stay clear.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

WATSON HOMES
Estate Agents