69 Westmead road, Sutton, Surrey, SM1 4JG

Guide price £675,000

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WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to present this FOUR DOUBLE BEDROOM semi detached family home situated in a popular Sutton location. The property benefits from a two reception rooms, a utility room, a downstairs shower room, a good size rear garden and a detached outhouse with power and lighting.

One of the standout features of this property is its no onward chain status, making the buying process straightforward and hassle-free. The location is particularly appealing, as it is close to a variety of good shops, excellent transport links, and reputable schools, catering to all your daily needs.

This charming home in a desirable area is not to be missed. Whether you are looking to settle down or invest, this property offers a wonderful opportunity to enjoy a comfortable lifestyle in Sutton.

Accommodation

Sheltered entrance
Decorative tiled step, obscure double glazed composite front door to…

Entrance hall
Stripped floorboards, single panel radiators, decorative cornice, large under stairs storage cupboard.

Lounge
UPVC double glazed sash windows to front aspect, double panel radiator, stripped floorboards, picture rail, ceiling cornice and ceiling rose, open plan to..

Dining room
UPVC double glazed sash windows to side and rear aspects, double panel radiator, ceiling cornice, stripped floorboards, feature cast iron fireplace.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap with hose attachment, inlaid five ring gas hob with extractor fan above and oven/grill at side, space for tall standing fridge/freezer, space and plumbing for dishwasher, breakfast bar area, tiled flooring, tiled splash back, single panel radiator, UPVC double glazed window and further sash window to side.

Utility area
Obscure UPVC double glazed window to rear aspect, tiled flooring, space and plumbing for washing machine and tumble dryer, obscure UPVC double glazed door leading to garden.

Downstairs shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing
Mezzanine level

Main bedroom
UPVC double glazed sash windows to front aspect, fitted plantation shutters, double panel radiator.

Bedroom two
UPVC double glazed window two side aspect, covered radiator.

Bathroom
Spacious four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, panel enclosed cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, cupboard housing boiler, heated chrome towel rail, tiled walls, obscure UPVC double glazed window to rear aspect, wall mounted sensor mirror.

Stairs to 2nd floor
UPVC double glazed window to rear aspect.

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

Bedroom four
Two Velux windows two front aspect, single panel radiator, access to eaves storage.

Rear garden - South facing
Approximately 75ft
Large paved patio area and footpath to rear, raised flower beds at side, fence enclosed, gated side access, outside power and water supply.

Detached outhouse
Side storage unit with power and lighting and UPVC double glazed door at front.
Gym area with UPVC double glazed sliding door, wood laminate flooring with under floor heating.

Front
Block paved frontage.

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

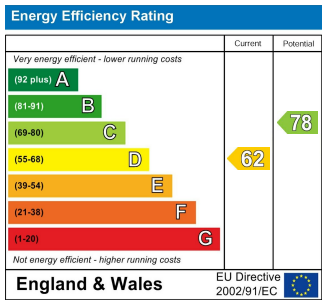
FADE

Cushelle

Floor Plan

Additional Information

Vendors Emigrating out of the UK
No chain
Lived at the property for 5 years
Summer house built in 2022
Garden re-done in 2022



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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