



11 William Road, Sutton, SM1 4QT



Offers over £500,000

**WH WATSON HOMES**  
Estate Agents



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Watson Homes are delighted to offer this stunning refurbished and extended three bedroom family home. The property benefits from modern open plan living, a separate lounge and breakfast room, two bathrooms and no onward chain. \* INTERNAL VIEWINGS ARE STRONGLY RECOMMENDED \*

William Road is very well positioned with Sutton High Street close by and all it has to offer. Sutton national rail station is 0.3 miles away providing direct access into Central London in under 30 minutes. There are 19 excellent schools all located within a mile of this home making it perfect for a family.

Accommodation

Obscure double glazed composite front door to..

Entrance hall  
Wood laminate flooring, double panel radiator, under stairs storage cupboard.

Lounge  
UPVC double glazed sash window to front aspect, double panel radiator, wood laminate flooring.

Dining room  
Wood laminate flooring, modern radiator, open plan to..

Kitchen  
Range fitted wall units with matching cupboards and







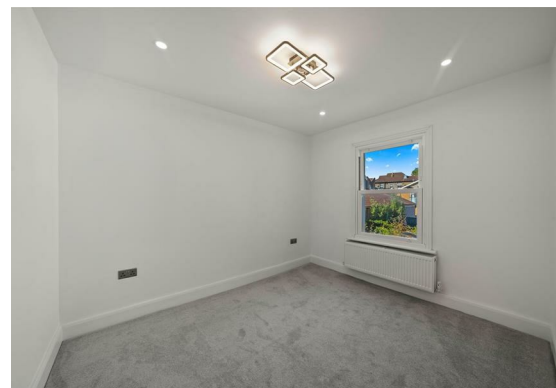
drawers below, marble effect quartz worktop with inlaid stainless steel sink and mixer tap with hose attachment, inlaid gas hob with oven/grill below and extract fan above, integrated dishwasher, feature skylight, wood laminate flooring, open plan to..

#### Breakfast area

Fitted display unit, wood laminate flooring, modern radiator, access to utility space with fitted shelving and wall mounted "Worcester" boiler.

#### Downstairs bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, extractor fan, tiled walls, tiled flooring, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, mirror with display lighting.



#### Stairs to 1st floor landing

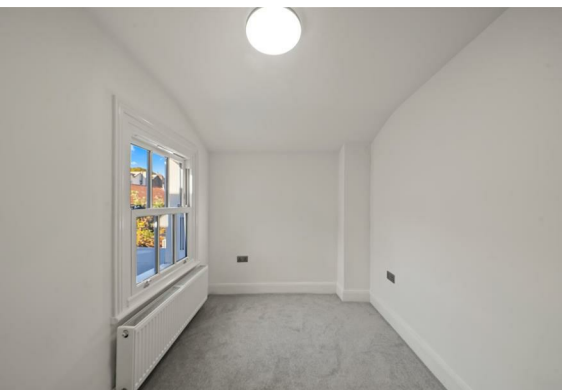
Loft access, wood laminate flooring.

#### Main bedroom

UPVC double glazed sash windows to front aspect, newly fitted carpet, modern radiator.

#### Shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, extractor fan, tiled flooring.



#### Bedroom two

UPVC double glazed sash window to rear aspect, newly fitted carpet, double panel radiator.

#### Bedroom three

UPVC double glazed sash window to side aspect, double panel radiator, newly fitted carpet.

#### Rear garden (Westerly aspect) (Nearing completion)

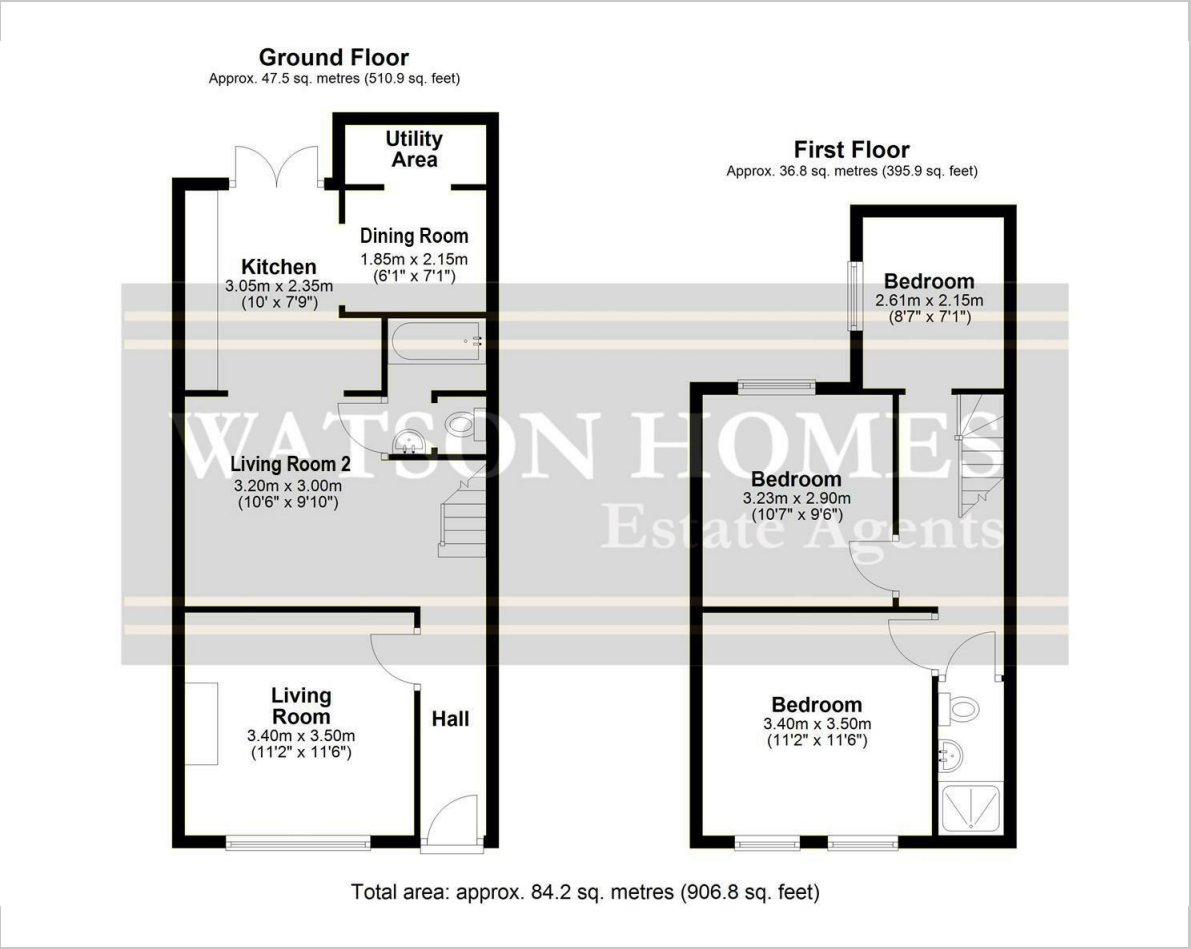
Large paved patio area with steps leading to lawn section, fence enclosed, outside lighting and power supply.



#### 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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plan

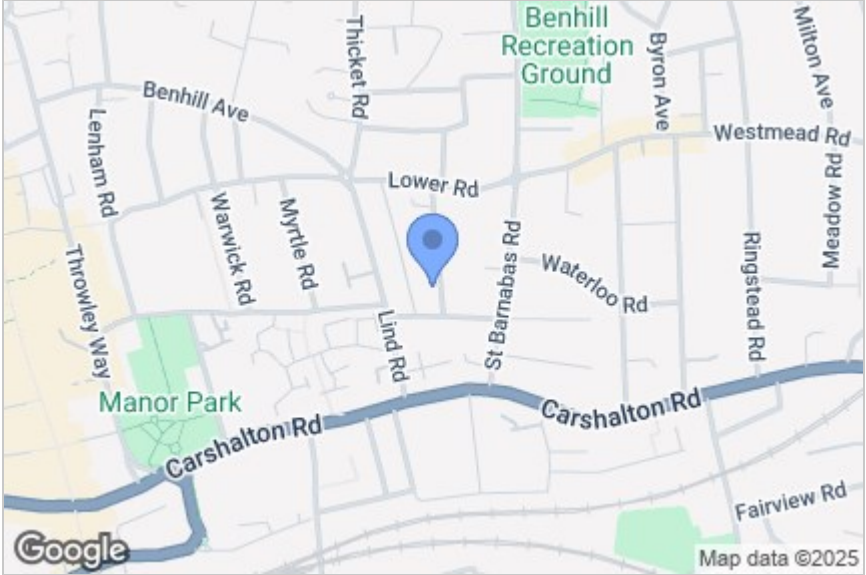


Viewing

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.

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.

Area Map



Energy Efficiency Graph

