



37 Clarence Road, Sutton, SM1 1RH

Offers over £450,000



**WH WATSON HOMES**  
Estate Agents



# 37 Clarence Road, Sutton, SM1 1RH

Watson Homes are delighted to offer this charming two double bedroom Victorian home.  
The property benefits from two reception rooms, a luxury bathroom suite, a downstairs WC, a spacious kitchen and a pretty rear garden.

Clarence Road is perfectly located for a family with 17 excellent local schools all within a mile of this wonderful home. Sutton National Rail is located 0.4 miles away with direct access to London Bridge and London Victoria as well as Clapham Junction and Balham. Sutton Common national rail is located just 0.5 miles away with direct access to Wimbledon (District Line - Underground) & London St Pancras. Sutton High Street is close by boasting a plethora of shops and restaurants.

## Accommodation

Feature stained glass wooden front door to..

Entrance hall  
Stripped floorboards, single panel radiator, wall mounted digital thermostat.

Lounge  
UPVC double glazed window to front aspect, fitted plantation shutters, fireplace with tiled surround, stripped floorboards, double panel radiator.

Dining room  
Wooden sash window to rear aspect, two storage cupboards and large recess with fitted shelving unit, double panel radiator, stripped floorboards.

Kitchen  
Range fitted wooden wall units with matching cupboards and drawers below, wooden worktops with inlaid ceramic sink and chrome mixer tap, space for cooker with extractor fan above, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer, tiled splashback, quarry tiled flooring, pantry, UPVC double glazed windows and door to rear aspect.

Downstairs WC  
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, quarry tiled flooring, heated chrome towel rail.

Stairs to 1st floor landing  
Loft access

Bedroom one  
UPVC double glazed windows to front aspect, fitted plantation shutters, double panel radiator, feature cast iron fireplace, large built in wardrobe with access to bedroom two.

Bedroom two

UPVC double glazed window to rear aspect, fitted plantation shutters, double panel radiator, feature cast iron fireplace, large built-in wardrobe with access to bedroom one.

Bathroom  
Luxury three-piece suite consisting of tiled walk in cubicle with thermostatic shower, wash hand bowl basin with storage below, low-level push button flush WC, heated towel rail, wood effect flooring, obscure UPVC double glazed window to rear aspect, extractor fan.

Rear garden  
Sandstone paved patio garden with ideal seating section and pergola, fence enclosed, rear access, outside tap

Front  
Residents permit parking











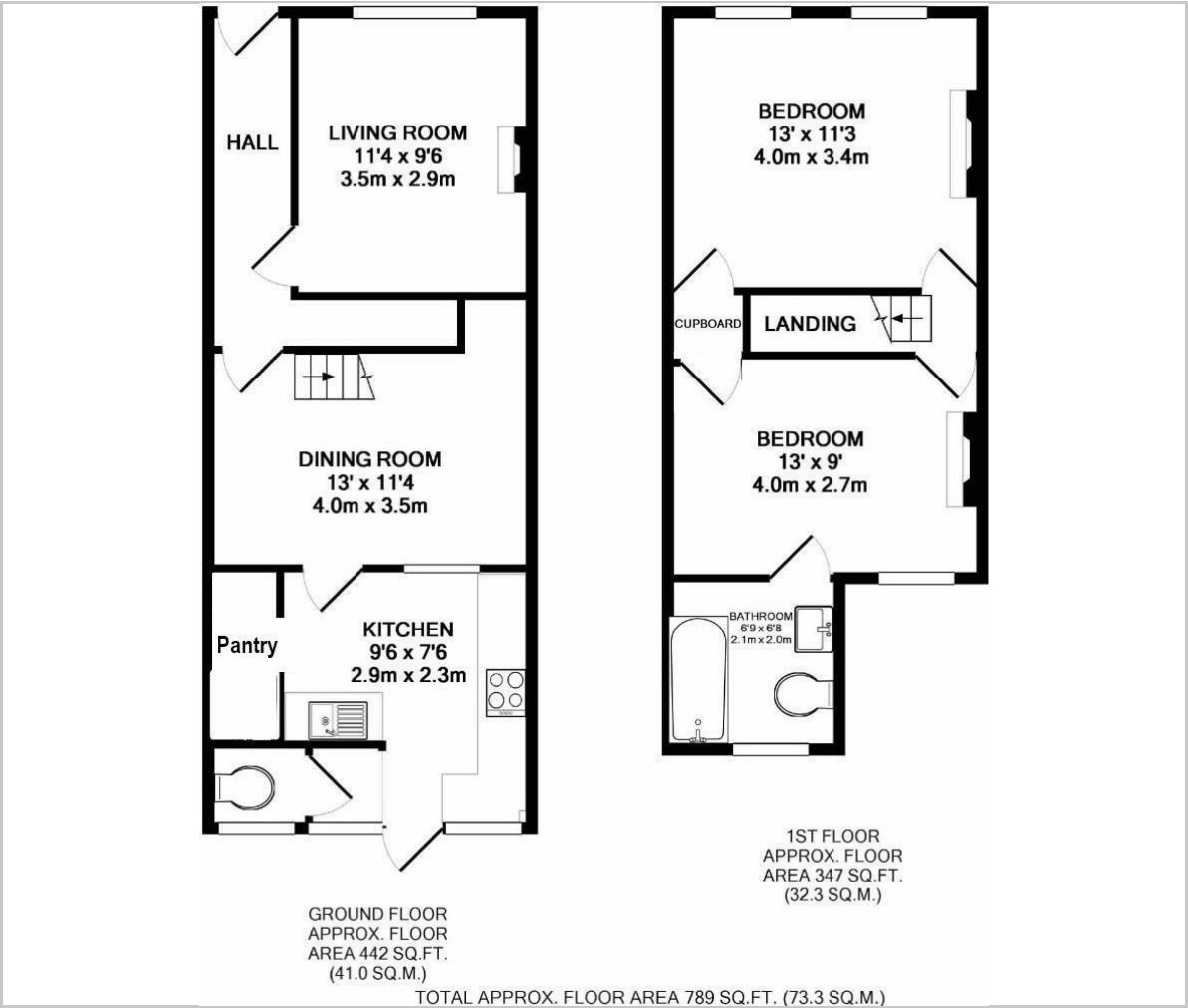








Floor Plan



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.

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Area Map



Energy Efficiency Graph

