



54 Vale Road, Sutton, SM1 1QH



Guide price £430,000

WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this charming two bedroom extended, period home. The property benefits from open plan living, a utility room, a four piece bathroom suite and NO ONWARD CHAIN.

Convenience is key, as Sutton National Rail station is just 0.5 miles away, providing direct access to central London destinations such as London Bridge and London Victoria, as well as connections to Clapham Junction and Balham. Additionally, Sutton Common national rail station is a mere 0.5 miles from the property, offering easy access to Wimbledon via the District Line.



Accommodation

Wooden front door to..

Entrance hall
Solid wood flooring, stained glass window to front aspect, coved ceiling, under stairs storage cupboard, single panel radiator.

Lounge
UPVC double glazed bay window to front aspect, double panel radiator, solid wood flooring, decorative coved ceiling and ceiling rose, open plan to..

Dining area
UPVC double glazed doors leading to rear garden, open fireplace, solid wood flooring, double panel radiator, decorative coved ceiling and ceiling rose.



Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine, tiled flooring, tiled splash back, UPVC double glazed window to side aspect and stable door leading to garden.

Utility room

UPVC double glazed windows to side and rear aspects, roll top worksurface with inlaid stainless steel sink and chrome taps, space and plumbing for tumble dryer, space for tall standing fridge/freezer, tiled flooring, double panel radiator, coved ceiling, wall mounted boiler.

Stairs to 1st floor landing

Bedroom one

UPVC double glazed windows to front aspect, large built-in wardrobe, coved ceiling.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bathroom

Four piece suite consisting of tiled cubicle with thermostatic shower, panel enclosed bath with chrome taps, wash handbasin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, part tiled walls, obscure UPVC double glazed window to rear aspect, coved ceiling.

Rear garden

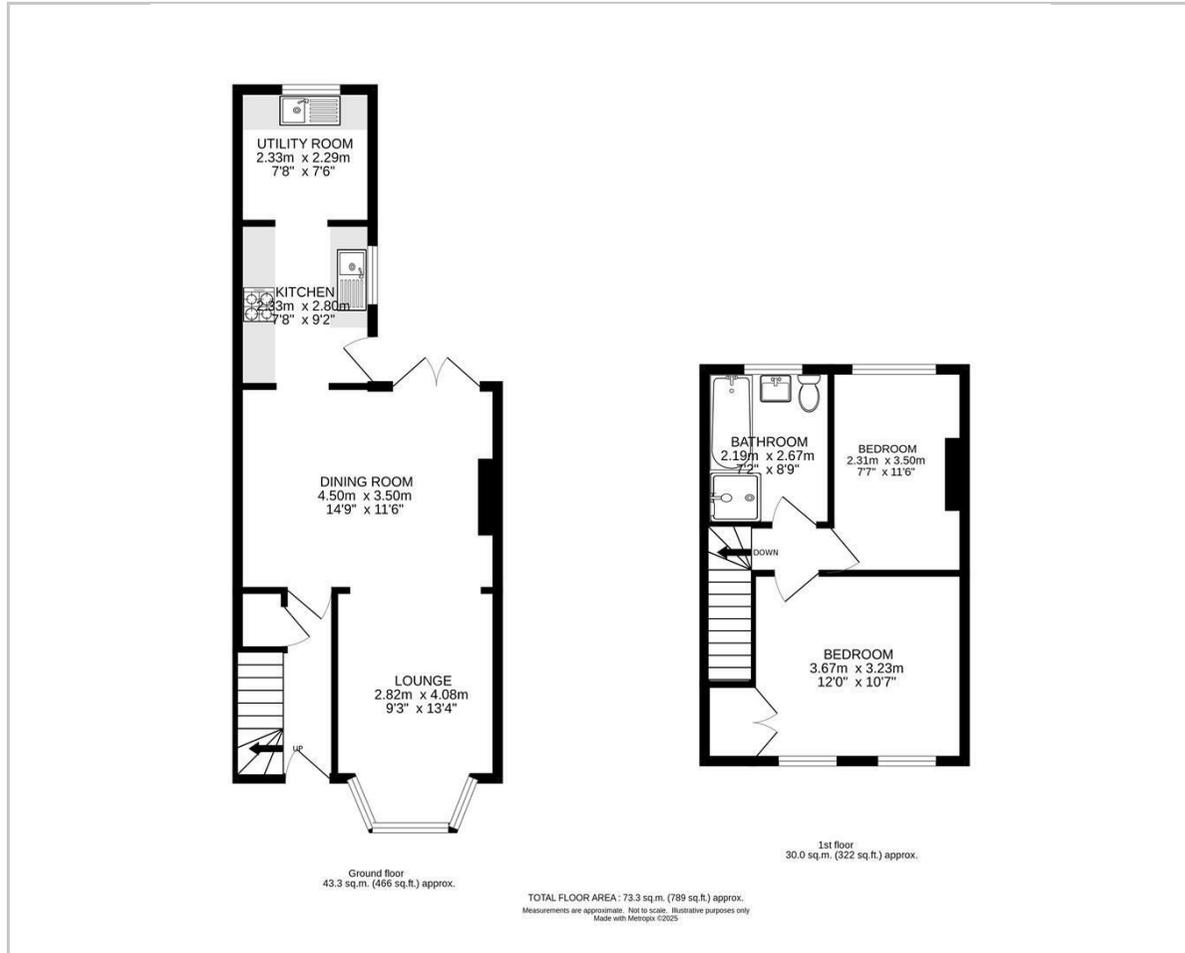
Paved patio garden with flowerbeds at side, gated rear access, outside tap, garden shed, fence enclosed.

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

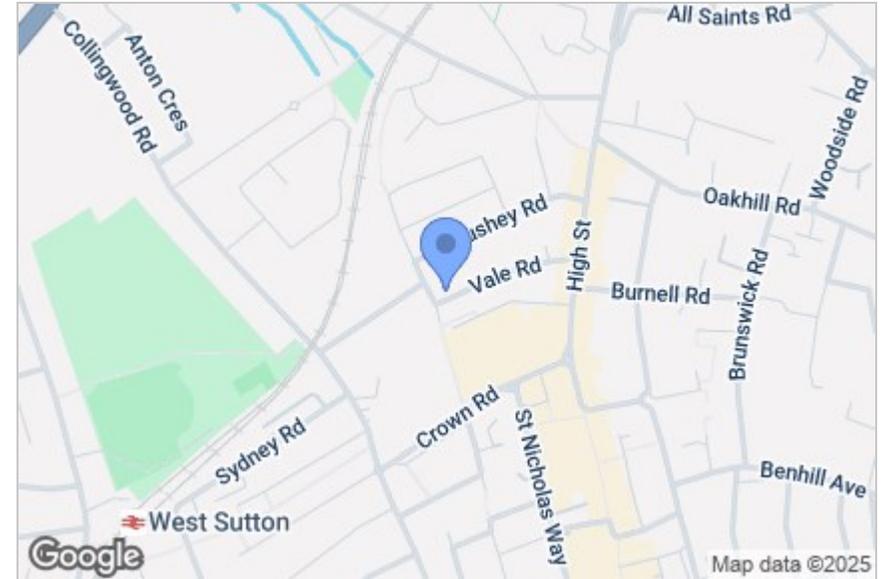


Viewing

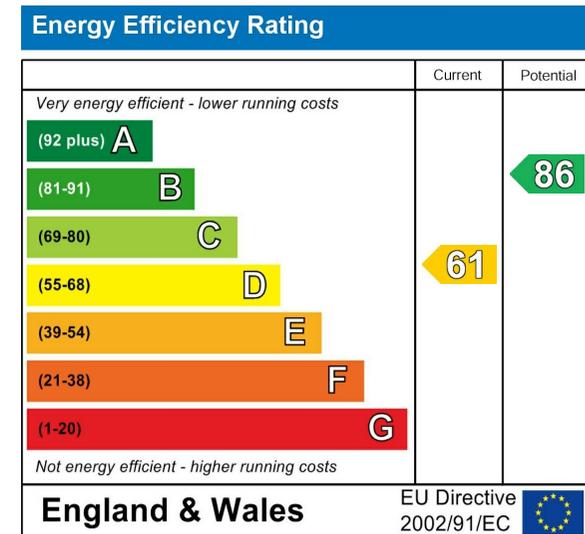
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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