



16 Upland Road, South Sutton, SM2 5JE

£950,000



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Estate Agents

## 16 Upland Road, South Sutton, SM2 5JE

### Overview

Watson Homes is delighted to present this impressive semi-detached house located on the highly desirable Upland Road in South Sutton SM2. This property stands out with its generous proportions, featuring three reception rooms, six spacious bedrooms, and three well-appointed bathrooms (four wc;'s in the property), making it an ideal family home.

Upland Road is renowned for its excellent transport links, with both Sutton mainline station and Carshalton Beeches station just a short distance away, providing easy access to London. Additionally, the area is well-regarded for its outstanding primary and secondary schools, making it a perfect choice for families seeking quality education for their children.

The heart of this home is undoubtedly the expansive kitchen, which offers ample space for family gatherings and entertaining guests. The large garden is a true highlight, providing a beautiful outdoor space that is sure to delight gardening enthusiasts and those who enjoy alfresco living. Furthermore, the property benefits from plenty of off-road parking, ensuring convenience for residents and visitors alike.

In summary, this larger than average semi-detached house on Upland Road presents a rare opportunity to acquire a versatile and spacious family home in a sought-after location. With its excellent room sizes, beautiful garden, and proximity to transport and schools, this property is not to be missed.

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## Accommodation

Double glazed entrance porch

Ornate wooden front door to..

Spacious entrance hall

Obscure glazed leaded light windows to front aspect, double panel radiator, under stairs storage cupboard, picture rail, coved ceiling.

Lounge

Double glazed bay window to front aspect, two double panelled radiators, picture rail, coved ceiling, fireplace with brick surround.

Dining room

UPVC double glazed patio doors to rear aspect, double panel radiator, fireplace with wooden mantle piece, picture rail, coved ceiling.

Kitchen/breakfast room

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and chrome mixer tap, inlaid hob with extractor fan above, integrated double oven, integrated fridge/freezer, space and plumbing for dishwasher, washing machine and tumble dryer, double panel radiator, UPVC double glazed window to rear aspect and door leading to garden, coved ceiling.

Bedroom six

Double glazed bay window to front aspect, double panel radiator, coved ceiling, fitted wardrobes and dressing table.

Downstairs shower room

Consisting of panelled walk in cubicle with thermostatic shower and hand attachment, vanity unit with wash hand basin and chrome mixer tap, low-level flush WC, fitted storage cupboards, single panel radiator, heated chrome towel rails, wall mounted heater, obscure double glazed window to front aspect.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, coved ceiling, part tiled walls.

Stairs to the first floor landing

Picture rail, loft access

Bedroom one

Double glazed bay window to front aspect, double panel radiator, picture rail, tiled cubicle with thermostatic shower and wash hand basin at side, kitchenette and fitted wardrobes

Bedroom two

Double glazed window to rear aspect, tiled cubicle with thermostatic shower, double panel radiator, kitchenette and fitted wardrobes.

Bedroom three

Double glazed window to rear aspect, double panel radiator, kitchenette and fitted wardrobe, picture rail.

Ensuite bathroom

Comprising panel enclosed Jacuzzi bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, double panel radiator, heated chrome towel rail, double glazed window to front aspect, fully tiled wall walls.

Bedroom four

Double glazed window to front aspect, double panel radiator, picture rail, pedestal wash hand basin with chrome taps.

Bedroom five

Double glazed window to front aspect, single panel radiator, picture rail.

Bathroom

Comprising panel enclosed bath with chrome taps and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, wall mounted heater, cupboard housing "Worcester" boiler and hot water tank, obscure glazed window to rear aspect, shaver point.

Separate WC

Consisting of low-level flush WC and wash hand basin with chrome taps.

Rear garden (Westerly aspect)

Approximately 100ft

Large paved patio area leading to lawn section with mature shrubs and hedges bordering, large detached workshop and garden shed, outside water and power supply.

Front

Paved driveway providing ample off street parking, bike shed, outside power & water 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

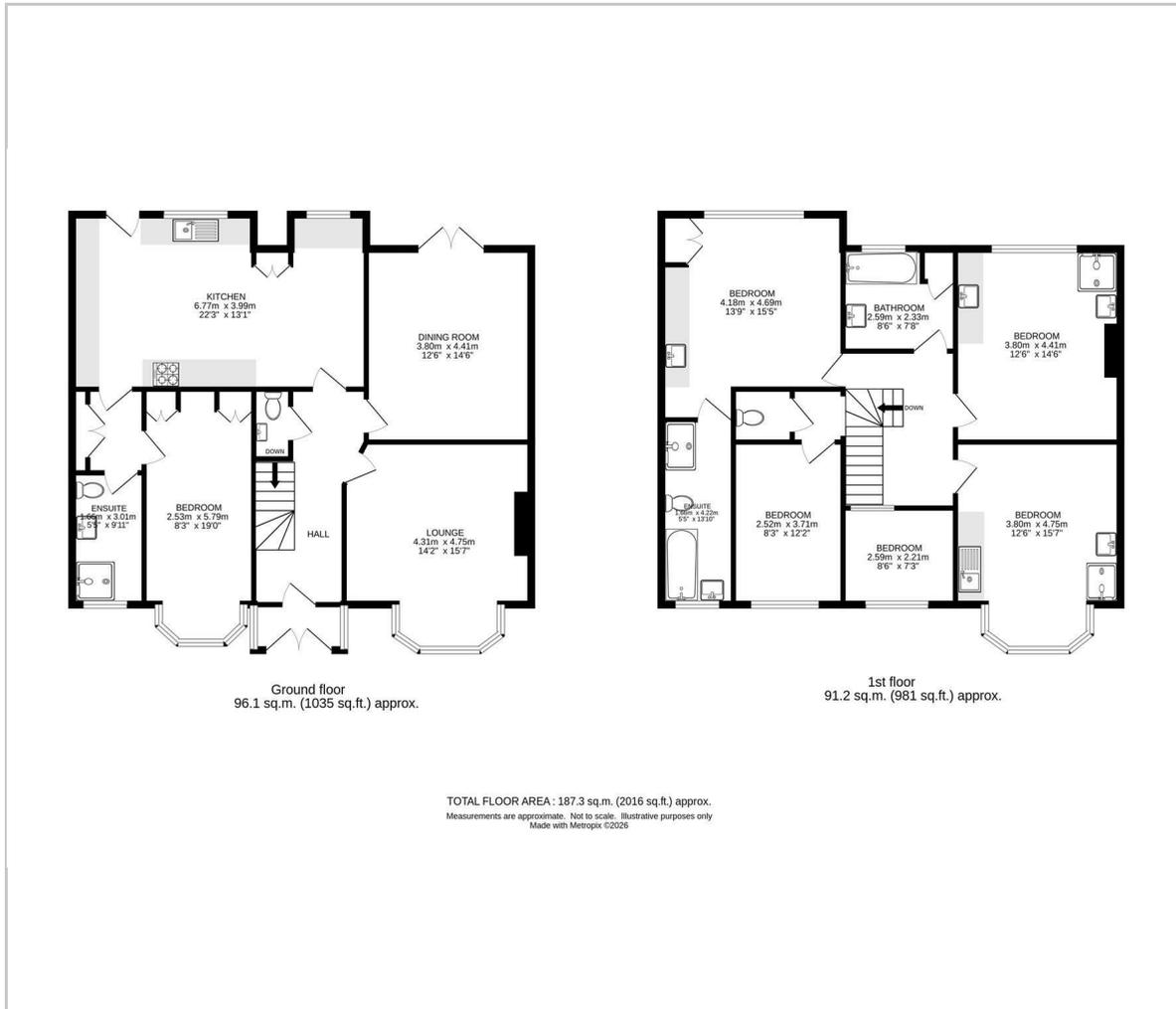




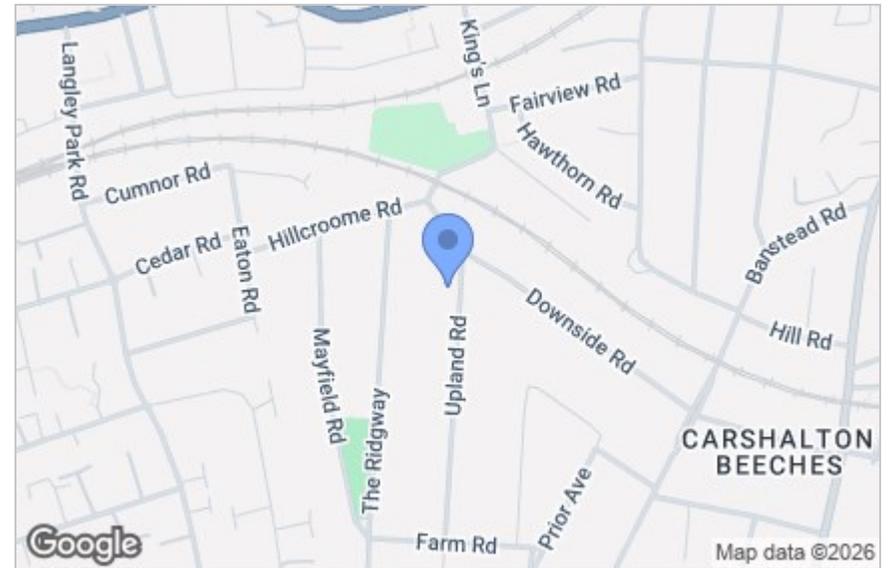




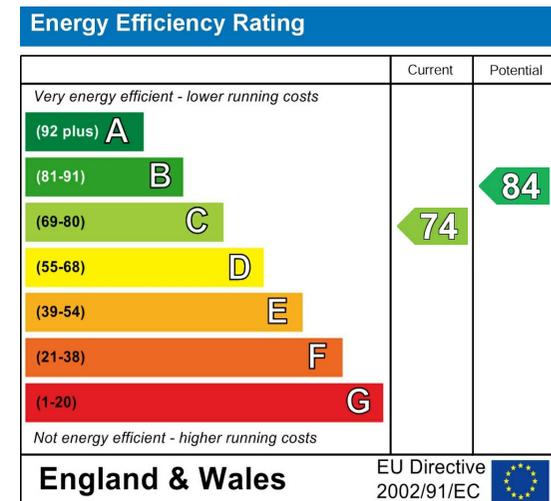
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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