



7 The Linkway, Sutton, SM2 5SE

Guide price £1,400,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this spacious six bedroom detached family home. The property offers a wealth of accommodation spanning 2434 SQ FT, benefits include three good size reception rooms, a utility room, a downstairs shower room, an en-suite bathroom, a large rear garden, ample off street parking, a garage and NO ONWARD CHAIN.

The property is located in sought after road just a short distance from Belmont train station offering links to London Bridge and Victoria, as well as Carshalton Beeches and Sutton mainline train stations and their bustling high streets. The nearby villages of Banstead and Cheam also offer a good selection of shops, bars, restaurants, boutiques and coffee shops, as well as plenty of leisure activities, parks and well-regarded schooling - both independent and state – including the recently-opened Harris Academy, Sutton Grammar and Nonsuch School for Girls to name but a few.

Accommodation

Covered Entrance
Obscure glazed leaded light wooden front door to..

Spacious Entrance Hall
Obscure glazed leaded light window to front aspect, covered radiator, under stairs storage cupboards, coved ceiling, wall mounted thermostat.

Lounge
Double glazed window to front aspect and leaded light windows at side, open fireplace with bricks surround, herringbone parquet flooring, covered radiator, coved ceiling.

Dining Room
Obscure glazed windows to side aspect, dado rail, decorative coved ceiling, covered radiator, access to garage, double wooden doors to..

Family Room
Obscure glazed windows to side aspect and patio doors leading to rear, covered radiator, open fireplace with wood mantle piece, decorative 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 gas hob with extractor fan above, integrated dishwasher, integrated oven/grill, integrated fridge and freezer, obscure glazed window to side aspect and patio doors leading to rear, double panel radiator.

Utility Room
Fitted wall units and roll top work surface with space and plumbing for washing machine and tumble dryer below, single panel radiator.

Downstairs Shower Room
Consisting of tiled cubicle with thermostatic shower, cupboard housing boiler, windows to side and rear aspects, extractor fan.

Downstairs WC
Consisting of low-level flush WC, wash hand basin with chrome mixer tap and storage cupboards below, covered radiator, extractor fan, tiled flooring.

Stairs to 1st floor landing
Two large storage cupboards (one housing hot water tank), loft access (boarded for ample storage space with pull down ladder), dado rail.

Main Bedroom
Window to rear aspect, single panel radiator, coved ceiling, built in wardrobes.

Ensuite Bathroom
Comprising panel enclosed bath with taps and thermostatic shower, low-level push button flush WC, his and hers wash hand basin with chrome taps and storage cupboards below, windows to side and rear aspects, shaver point, coved ceiling.

Bedroom Two
UPVC double glazed bay window to front aspect, wood laminate flooring, single panel radiator, coved ceiling, built in wardrobes.

Bedroom Three
UPVC double glazed window to rear aspect, single panel radiator, coved ceiling, wood laminate flooring, built in wardrobes.

Family Bathroom
Four piece suite comprising bath with chrome taps, shower cubicle with pivot door and thermostatic shower, WC, wash hand basin, part tiled walls, vinyl tiled flooring, double glazed window to rear aspect, loft access hatch.

Bedroom Four
UPVC double glazed bay window to front aspect, single panel radiator, coved ceiling.

Bedroom Five
Double glazed window to front aspect, built in wardrobes, single panel radiator.

Bedroom Six
Double glazed window to front aspect, single panel radiator.

Rear Garden
Approximately 150ft
Large paved patio area with brick built barbecue, leading to lawn section with mature shrubs, trees and plants bordering, three garden sheds, fence enclosed, dual gated side access, outside lighting, outside tap, outdoor power socket.

Double Garage at side
With space for up to two cars, Electric up/over door at front, power and light, water tap.

Front
Hard standing in and out driveway providing ample off street parking, exterior lighting and security motion detection lighting.

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

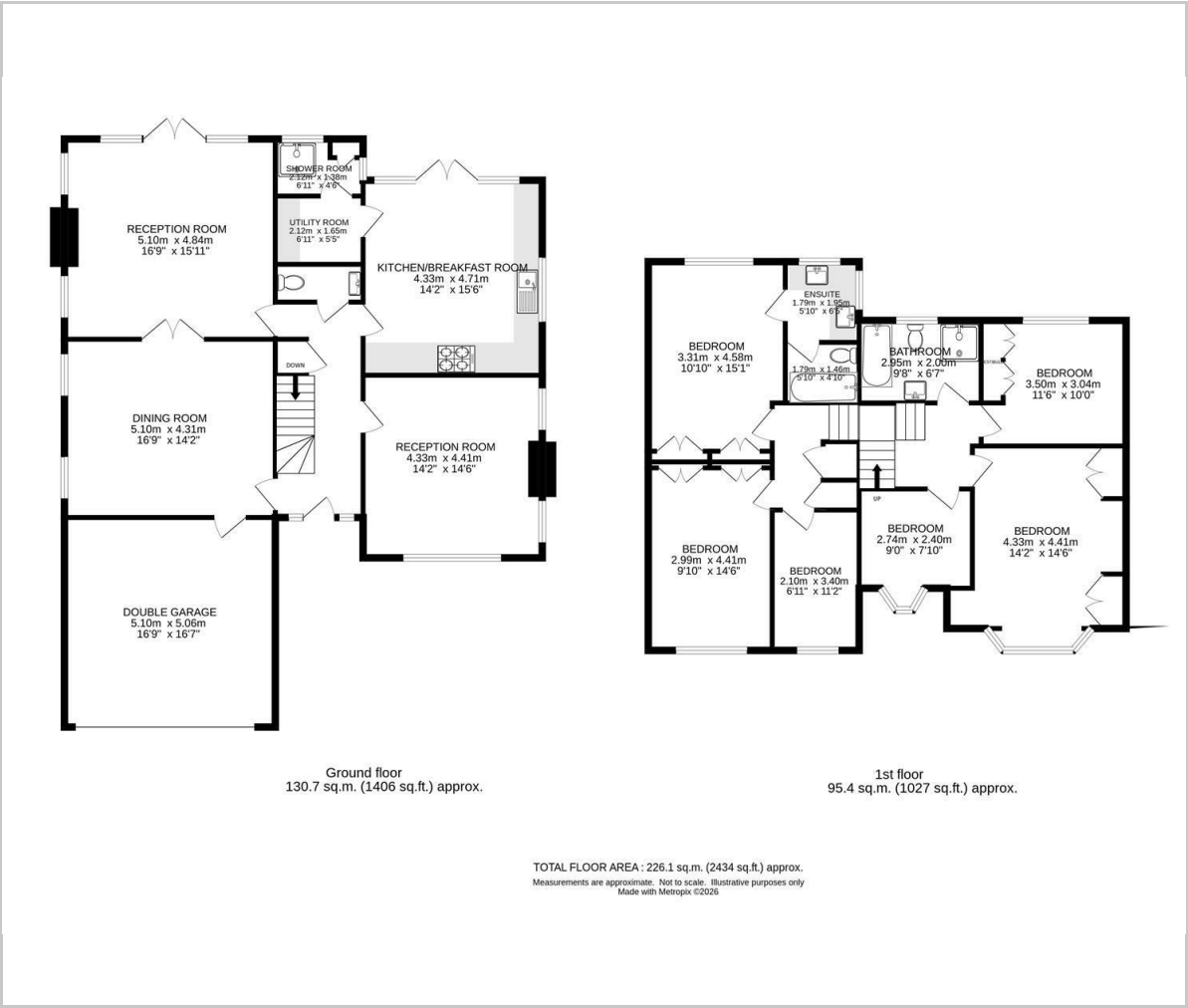








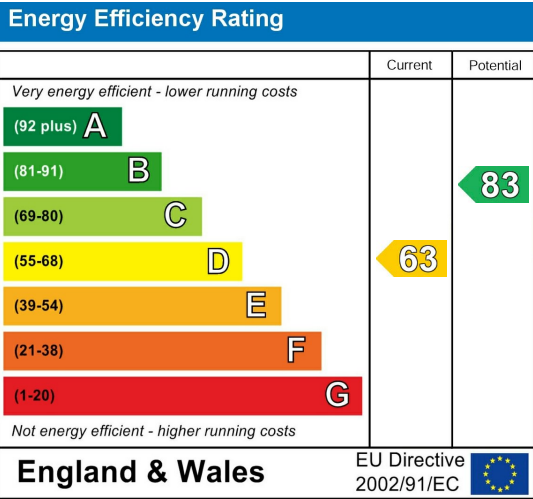
Floor Plan



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.

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.