



7 The Linkway, Sutton, SM2 5SE

Guide price £1,400,000



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WH WATSON HOMES  
Estate Agents

# 7 The Linkway, Sutton, SM2 5SE

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

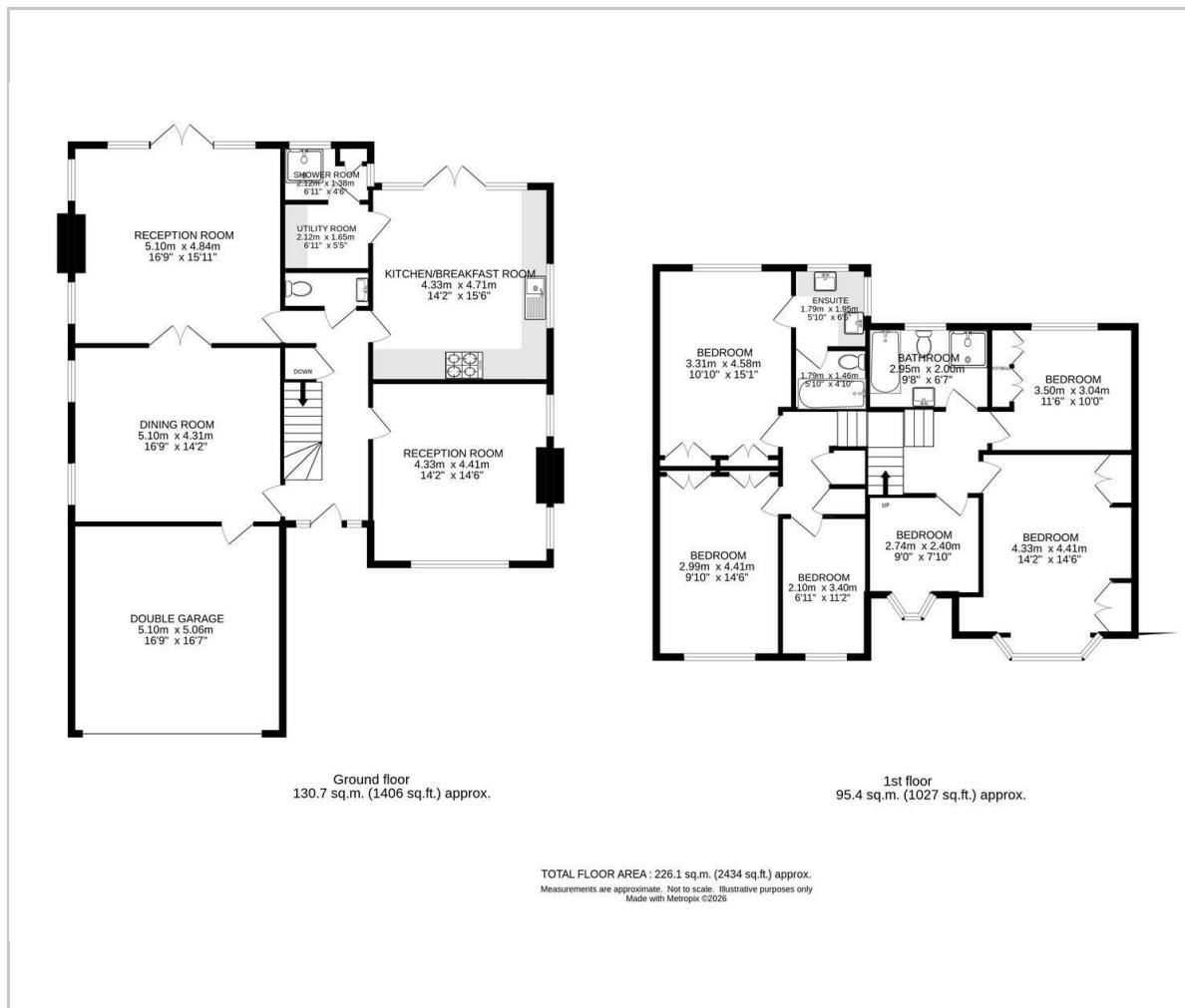








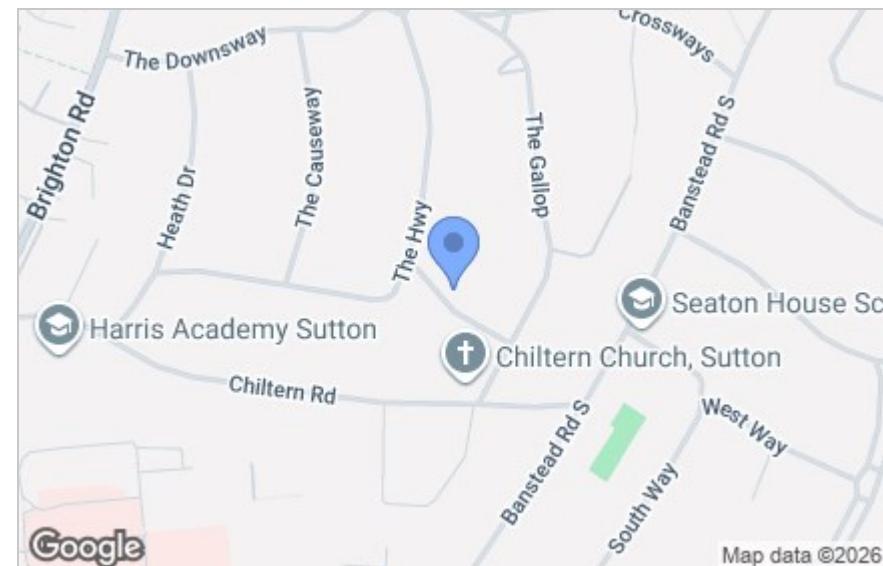
## Floor Plan



## Viewing

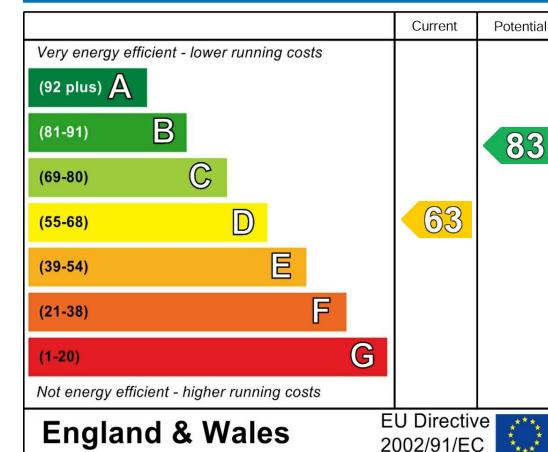
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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