



34 Highfield Road, Sutton, Surrey, SM1 4JX

 4  1  3 £750,000

 **WATSON HOMES**  
Estate Agents

# 34 Highfield Road

Sutton, SM1 4JX

Conveniently situated on Highfield Road in Sutton, this beautifully presented and deceptively spacious family home offers an ideal blend of comfort and convenience. With four well-proportioned bedrooms, this property is perfect for families seeking ample living space. The house boasts a generous 1,205 square feet, providing plenty of room for relaxation and entertaining.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere. The extended design of the property enhances its appeal, allowing for a versatile living arrangement that can adapt to your family's needs.

The location is particularly advantageous, as it is situated close to a variety of shops, excellent transport links, and reputable schools, making it an ideal choice for families and commuters alike. Additionally, the property offers parking for two vehicles, ensuring convenience for residents and guests.

## Accommodation

Entrance Hall  
Wood flooring, radiator, under stairs storage cupboard

Open Plan Living Dining/Living Room

Living Room  
Feature fireplace, radiator, wood flooring, double glazed window to front aspect with bespoke fitted shutters

Dining Room  
Feature fireplace, radiators, wood flooring, double glazed patio doors leading to garden .

Kitchen  
Range of modern white glass fitted kitchen units and drawers, granite worktop, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor hood above, integrated fridge freezer, dishwasher and washing machine, vinyl tiled flooring, glass splashback, barn door opening out to garden

Breakfast Room  
Modern vertical radiator, vinyl tiled flooring, double glazed window and patio door leading to garden





Downstairs WC  
WC, wash basin with chrome mix tap and storage below, heated chrome towel rail, tiled walls, laminate flooring, double glazed obscure window to side aspect

Bedroom Four (currently used as a playroom)  
Radiator, laminate flooring, double glazed window to front aspect with bespoke fitted shutters .

Stairs to 1st floor landing  
Airing cupboard, loft access, fitted carpet, double glazed obscure window to side aspect.



Bedroom One  
Radiator, fitted carpet, double glazed bay window to front aspect with bespoke fitted shutters

Bedroom Two  
Built-in wardrobes, cast iron fireplace, radiator, double glazed window to rear aspect, vinyl flooring.

Bedroom Three  
Radiator, fitted carpet, double glazed bay window to front aspect with bespoke fitted shutters.

Bathroom  
Panel enclosed bath with shower screen, chrome mixer tap and hand shower attachment, thermostatic shower, dual wash handbasins with chrome mixer taps and storage cupboards below, WC, tiled walls, vinyl tiled flooring, double glazed obscure windows to rear aspect.



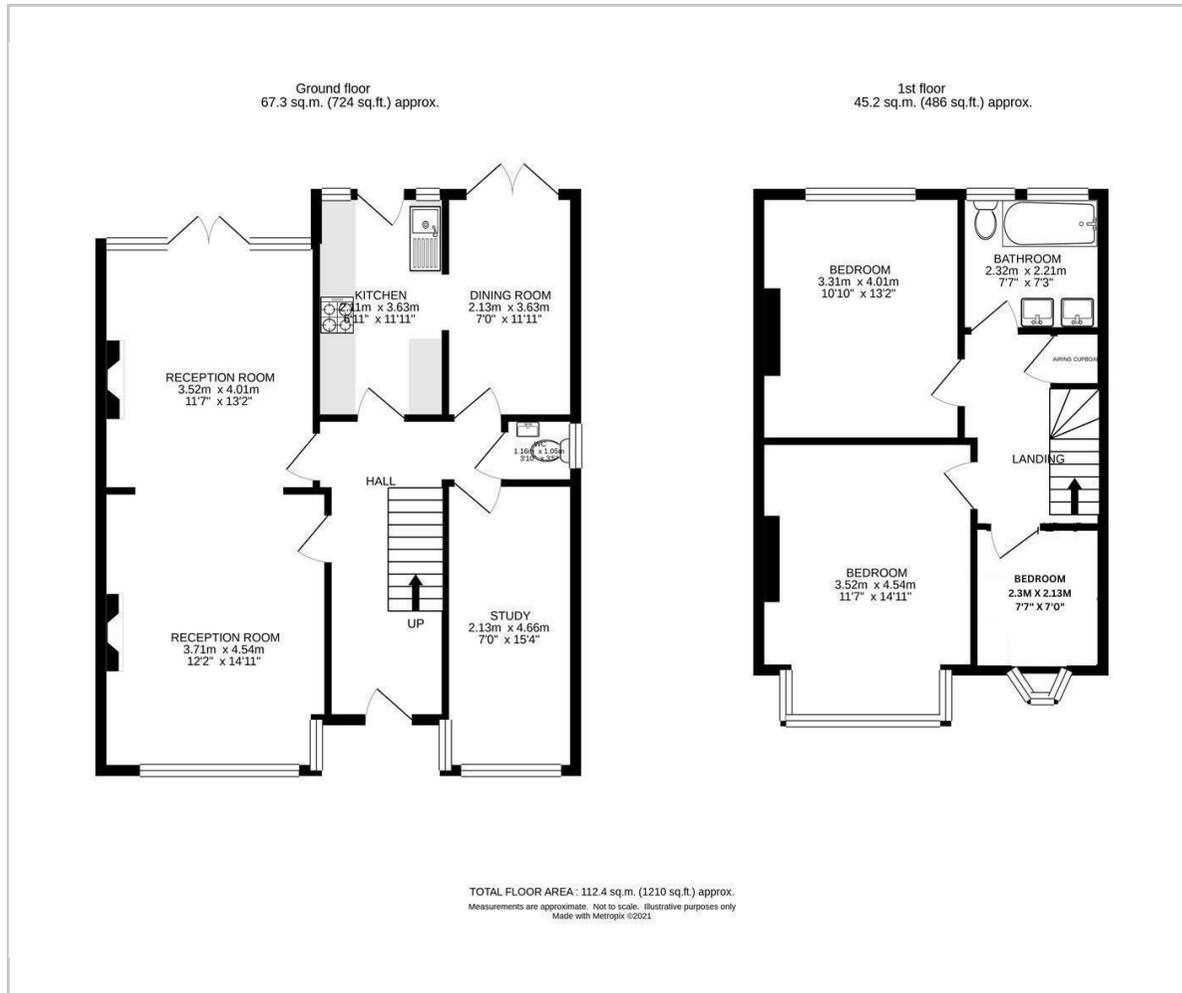
Outside  
Blocked paved driveway providing off street parking, raised borders with shrubs and flowers.

Rear Garden  
Mainly laid to lawn with shrubs and flowers bordering, patio area, shed, shared side access with gate.



**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

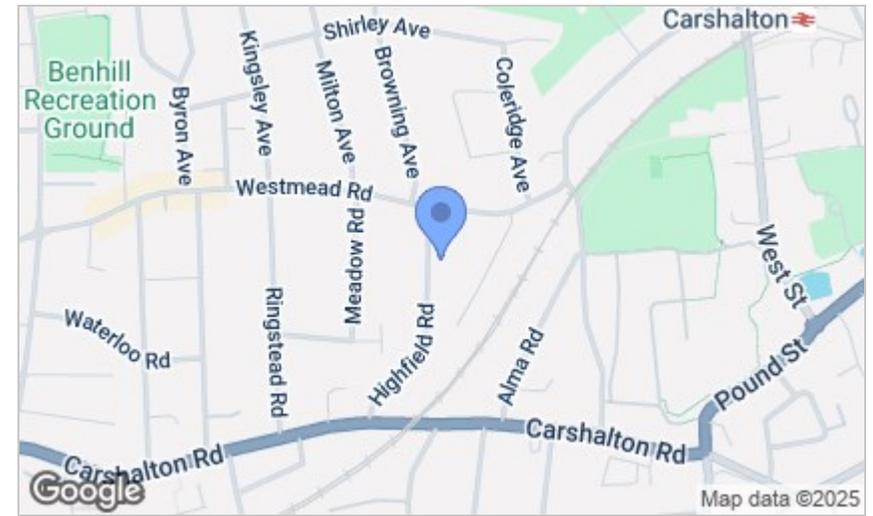


## Viewing

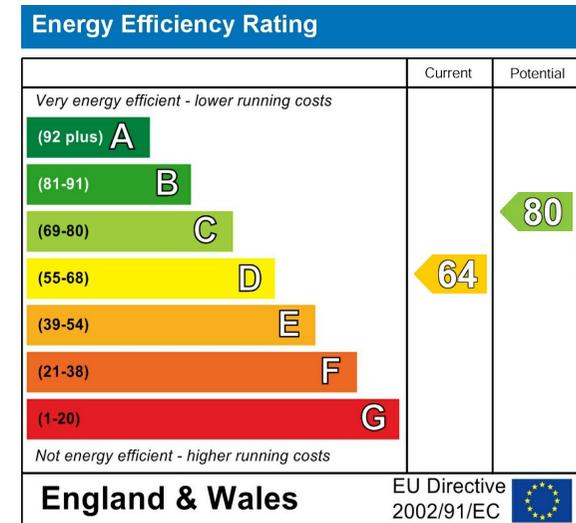
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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