



38 All Saints Road, Sutton, SM1 3DH

Guide price £875,000



WH WATSON HOMES
Estate Agents

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Located in a sough after residential road in Sutton, close to good local amenities, green spaces, transports links and a number of highly regarded schools (including Greenshaw High School) is this imposing four bedroom detached family home.

This deceptively spacious property benefits from a spacious hallway, three reception rooms, a downstairs WC, a utility room, a garage, a large rear garden and ample off street parking, and scope to extend s.t.p.p *VIEWINGS ARE STRONGLY RECOMMENDED*

Accommodation

Entrance Porch

Front door into lobby area with under stairs storage cupboard, door into..

Spacious Hallway

Wood herringbone flooring, feature fireplace, radiator, double glazed leaded light window to front aspect, double glazed door to rear garden.

Living Room

Feature brick fireplace, radiator, fitted carpet, double glazed leaded light window to rear aspect.

Study Room

Radiators, fitted carpet, double glazed bay window to front aspect.

Breakfast Room

Radiator, wood herringbone flooring, double glazed leaded light window to side aspect, Potterton boiler.

Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated oven, grill, and gas hob with extractor fan above, space for undercounter fridge, freezer and washing machine, heated chrome radiator, tiled walls, vinyl floor, double glazed windows to side and rear aspect, double glazed door leading out to lean to.

Lean to

Doors to side access and garden, laminate worksurface with fitted units underneath, tiled flooring.

Downstairs WC

Corner wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel rail, tiled walls and flooring, double glazed window to rear aspect.

Stairs to 1st floor landing

Double glazed window to front aspect, fitted carpet, loft access (with pull down ladder, part boarded for storage).

Bedroom One

Range of fitted wardrobes, feature fireplace, radiator, fitted carpet, double glazed bay window to front aspect.

Bedroom Two

Radiator, fitted carpet, double glazed window to front aspect

Bedroom Three

Radiator, fitted carpet, range of fitted wardrobes, drawer units and dressing table, inset wash hand basin with chrome mixer tap, double glazed leaded light window to rear aspect.

Bedroom Four

Feature fireplace, radiator, fitted carpet, double glazed window to rear aspect

Bathroom

Modern three-piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap with showerhead attachment, vanity wash handbasin with Victorian style chrome mixer tap and storage below, WC, heated chrome towel rail, tiled walls and flooring, double glazed window to rear aspect.

Outside

To the front

Block paved in and out driveway with off street parking for several cars, garage with up and over door, side access.

Rear Garden

Well maintained rear garden with large lawn area, borders with shrubs and flowers, patio area, garden shed, fence enclosed, side access.

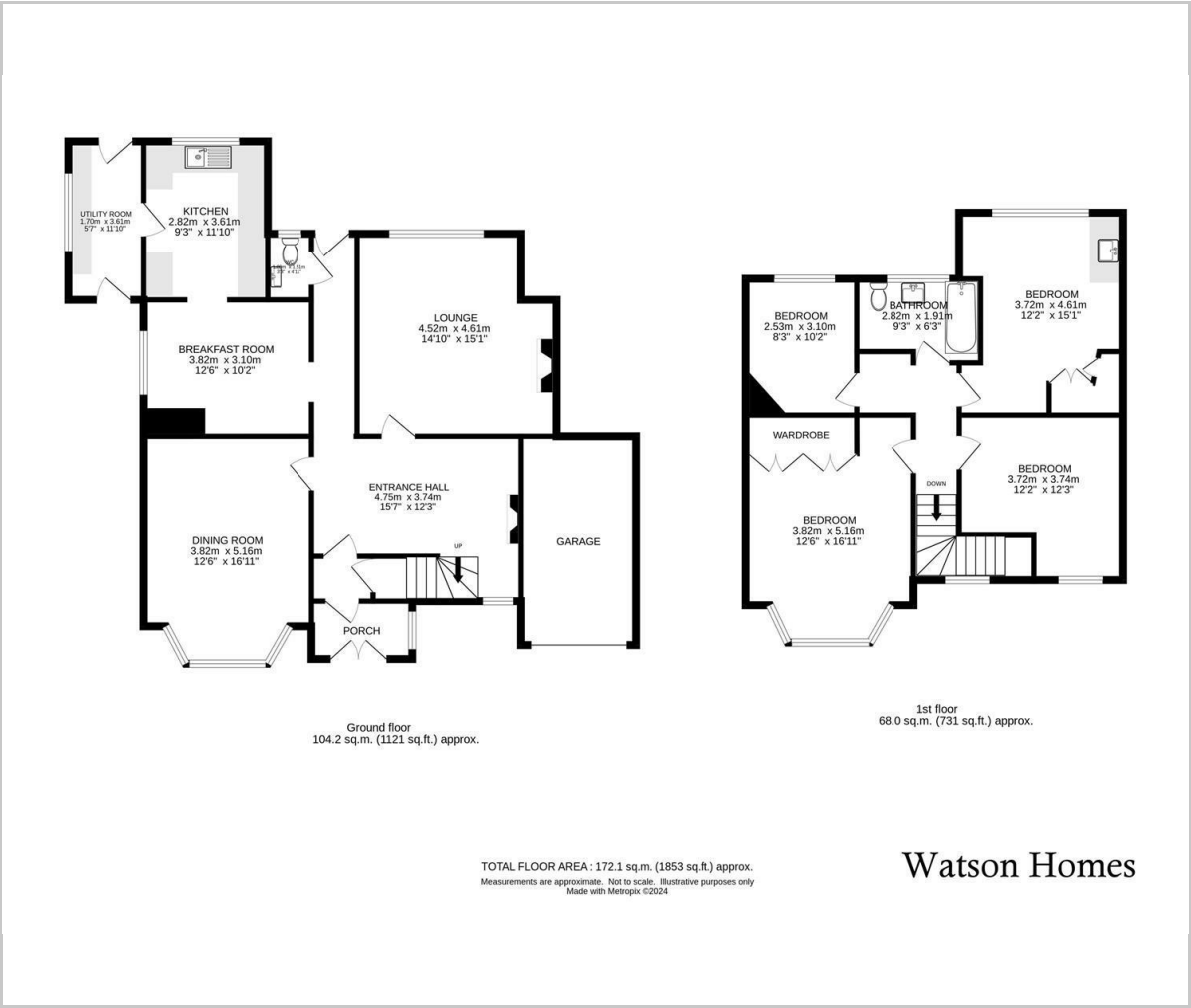








Floor Plan

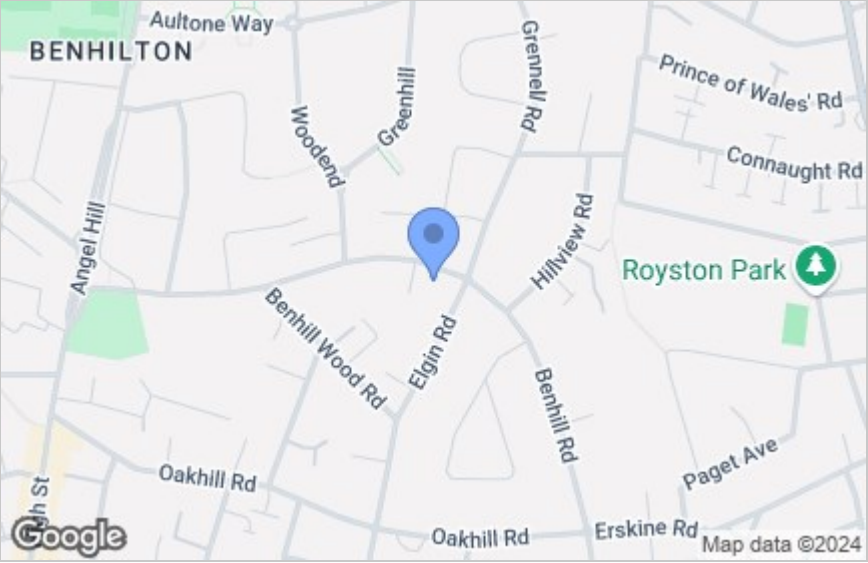


Viewing

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

