28 The Crescent, Sutton, SM1 4HU

Offers in excess of £600,000

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WH WATSON HOMES
Estate Agents

Overview

NO ONWARD CHAIN * RECENTLY REFURBISHED * DOWNSTAIRS SHOWER ROOM PLUS 2 BATHROOMS* Nestled in the sought after cul-de-sac of The Crescent in Sutton, this beautifully refurbished house offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house boasts two well-appointed bathrooms and a downstairs shower room, ensuring that morning routines run smoothly for everyone. Off-street parking for two vehicles adds to the convenience, allowing for easy access and peace of mind.

One of the standout features of this property is its no onward chain status, making the buying process straightforward and hassle-free. The location is particularly appealing, as it is close to a variety of good shops, excellent transport links, and reputable schools, catering to all your daily needs.

This charming home in a desirable area is not to be missed. Whether you are looking to settle down or invest, this property offers a wonderful opportunity to enjoy a comfortable lifestyle in Sutton.

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Accommodation

Obscure double glazed composite front door to..

Spacious entrance hall
Obscure UPVC double glazed window to front aspect, double panel radiator, newly fitted carpet, under stairs storage recess, picture rail, dado rail, coved ceiling.

Lounge
UPVC double glazed leaded light bay window to front aspect, double panel radiator, wood laminate flooring, coved ceiling.

Dining room
Feature resin flooring, double panel radiator, built in storage cupboard, wall mounted thermostat, coved ceiling, UPVC double glazed doors to rear aspect.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and brushed chrome mixer tap, inlaid gas hob with oven/grill below, space and plumbing for washing machine, integrated dishwasher, cupboard housing boiler, integrated fridge/freezer, tall splash back, UPVC double glazed window to rear aspect.

Downstairs shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome taps, low-level flush WC, extractor fan.

Stairs to 1st floor landing
Newly fitted carpet, dado rail, picture rail, fitted storage cupboard.

Bedroom two
UPVC double glazed leaded light window to front aspect, built-in wardrobes, wood laminate flooring, double panel radiator, picture rail.

Bedroom three
UPVC double glazed window to rear aspect, double panel radiator, wood laminate flooring, dado rail.

Bedroom four
UPVC double glazed leaded light window to front aspect, wood laminate flooring, double panel radiator.

Bathroom
Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel, tiled walls, tiled flooring, obscure UPVC double glazed window to rear aspect.

Stairs to 2nd floor landing
Newly fitted carpet, Velux window to front aspect.

Main bedroom
UPVC double glazed window to rear aspect, Velux window to front, built-in wardrobes, access to eaves storage, single panel radiator, wood laminate flooring.

Ensuite bathroom
Comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring, extract fan, obscure UPVC double glazed window to rear aspect.

Rear garden (Southerly aspect)
Approximately 75ft
Hard resin seating area leading to lawn section with flowerbeds and shrubs bordering, further hardstanding area with two garden sheds and gated rear access, fence and brick wall enclosed, outside tap.

Front
Hard standing resin driving providing off street parking.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

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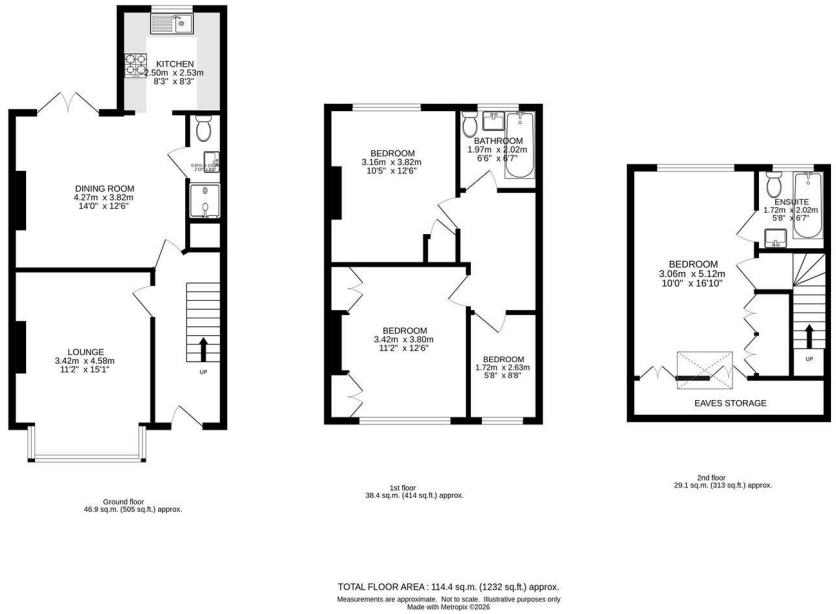
Floor Plan



Ground floor
46.9 sq.m. (505 sq.ft.) approx.

1st floor
38.4 sq.m. (414 sq.ft.) approx.

2nd floor
29.1 sq.m. (313 sq.ft.) approx.

TOTAL FLOOR AREA : 114.4 sq.m. (1232 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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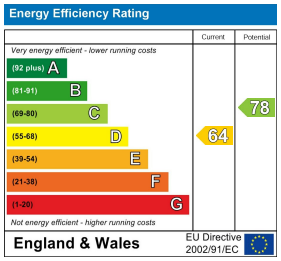
Additional Information



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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