







26 The Gallop, Sutton, SM2 5RY

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Offers in the region of £760,000

Cromwells ESTATE AGENTS

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Situated on a private part of The Gallop, South Sutton is this delightful semi-detached house offering a perfect blend of comfort and style. With five bedrooms, this property is ideal for families seeking ample living space. The two large reception rooms provide a welcoming atmosphere. The house also features two well-appointed bathrooms, including a convenient downstairs shower room,

For those with vehicles, the property boasts parking for two vehicles, with the added benefit of double garages, providing both convenience and security. Viewing recommended.

Accommodation

Obscure double glazed composite front door to..

Entrance hall
Obscure UPVC double glazed windows to front aspect, double panel radiator, amtico flooring, coved ceiling, wall mounted thermostat.

Lounge
UPVC double glazed windows to front and rear aspects, wood laminate flooring, fireplace with marble surround with wooden mantle piece, picture rail, two double panel radiators.

Dining area
UPVC double glazed windows to front and side aspects, double panel radiator, wall mounted heater, plate rack, amtico flooring, under stairs storage cupboard.

Kitchen/breakfast room
Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with extractor fan above and oven/grill at side, space for fridge and freezer, space and plumbing for washing machine and dishwasher, amtico flooring, UPVC double glazed window to rear aspect and door leading to garden, double panel radiator, larder cupboard.

Downstairs shower room
Consisting of tiled walk in cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, part tiled walls, amtico flooring, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing
Loft access, fitted shelving, UPVC double glazed window to side aspect, large storage cupboard with single panel radiator.

Bedroom one
UPVC double glazed window to front aspect, fitted wardrobes, wood flooring, picture rail, double panel radiator.

Bedroom two
UPVC double glazed windows to front aspect, wood flooring, single panel radiator, picture rail, fitted wardrobe.

Bedroom three
UPVC double glazed window to rear aspect, single panel radiator.

Bedroom four
UPVC double glazed window to side aspect, fitted wardrobes, wood flooring, double panel radiator.

Bedroom five
UPVC double glazed window to rear aspect, single panel radiator.

Bathroom
Three-piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, wood effect flooring, modern radiator, extractor fan, obscure UPVC double glazed window to side aspect.

Rear garden – approximately 75ft
Paved patio area and footpath leading to rear, mainly laid to lawn with mature shrubs and flowerbeds bordering, gated rear and side access, outside tap.

Detached double garages 18'02 x 16'00
Up/over doors at front, power and lighting, hard standing at front providing further 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.

























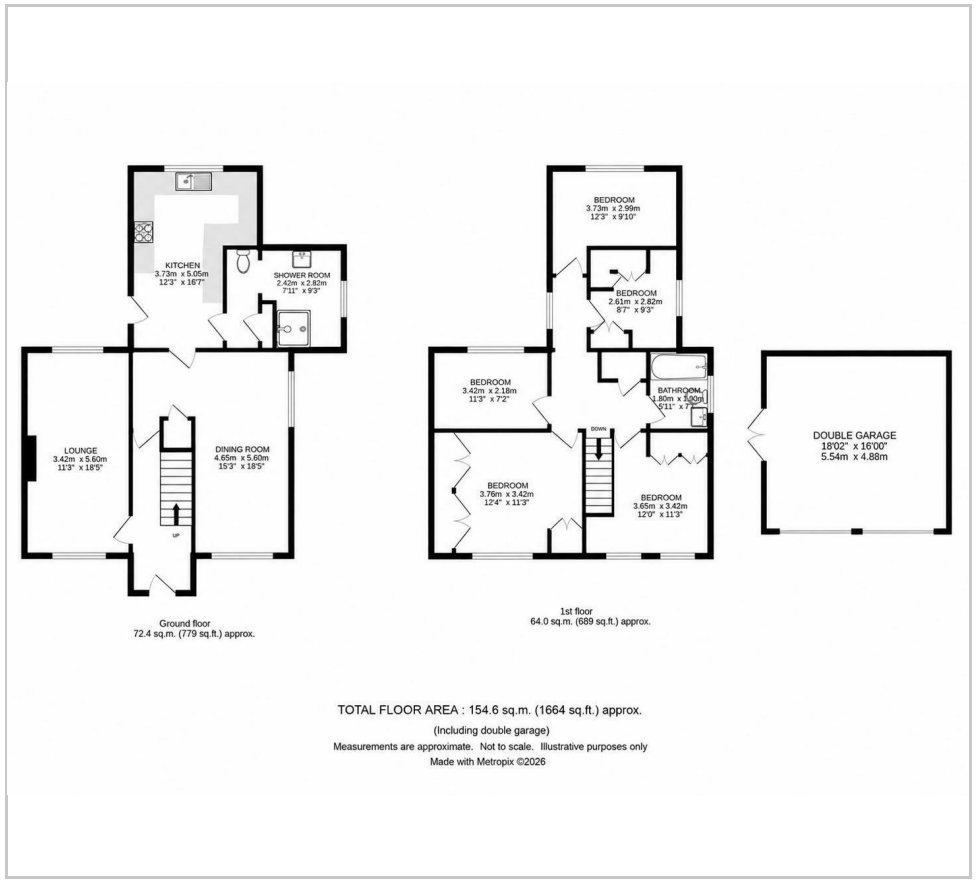


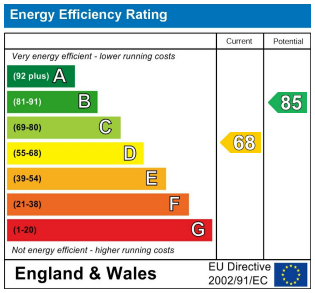



LF14 VXT



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

Additional Information

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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