



101 Grove Road, Sutton, Surrey, SM1 2DB

Offers over £1,250,000



WH WATSON HOMES
Estate Agents

101 Grove Road, Sutton, SM1 2DB

Watson Homes are delighted to offer this rare opportunity to acquire this substantial six double bedroom Edwardian period, semi detached family home set over three floors. The property has a wealth of period features which sit perfectly with the refurbishment undertaken by the current owners. The property is situated in the Landseer Conservation Area on the borders of Cheam and Sutton, just 10 minutes from both Cheam and Sutton mainline rail stations that serve both London Victoria and London Bridge. Cheam village offers a variety of shops and restaurants whilst Sutton provides the larger high street stores. Numerous well regarded nurseries, primary and secondary schools are with easy reach. The area is also well served by a variety of excellent leisure facilities including both Cuddington and Banstead Downs Golf Clubs, Epsom & Sutton Rugby Club and Sutton Cricket Club

Accommodation

Large covered entrance with ornate herringbone tiling, feature stained glass wooden front door to..

Spacious Entrance Hall

Herringbone wood block flooring, double panel and single panel radiators, picture rail, ceiling cornice, large under stairs storage cupboard, wall mounted "Hive" heating control.

Lounge

Large bay with double glazed sash windows at front, fitted plantation shutters, double panel radiator, fireplace with stone mantle piece and granite hearth, feature stained glass windows to side aspect, herringbone wood block flooring, picture rail, ceiling cornice.

Dining Room

Feature fireplace with wooden mantelpiece, picture rail, ceiling cornice, double panel radiator, herringbone wood block flooring, open plan to..

Kitchen/Breakfast Room/Family Area

Double glazed bi folding doors to rear aspect and feature roof lantern, tiled flooring, double panel radiator, coved ceiling, modern radiator.

Kitchen Area

Range of fitted wooden wall units with matching cupboards and drawers below, granite worktops with inlaid ceramic sink and chrome mixer tap with hose attachment, double glazed sash window to rear aspect, island with breakfast bar and storage cupboards below, space for large gas range cooker, space for American style fridge/freezer, tiled flooring, integrated dishwasher, integrated wine cooler, coved ceiling.

Utility Room

Range of fitted wall units with matching cupboards below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, large storage cupboard, single panel radiator, tiled flooring, double glazed door to side aspect.

Downstairs WC

Consisting of low-level flush WC, wash hand basin with chrome taps, wood flooring, extractor fan.

Stairs to 1st floor landing.

Main Bedroom

Large bay at front with double glazed sash windows, fitted plantation shutters, fitted wardrobes, feature cast-iron fireplace, ceiling cornice, double panel radiator.

En-suite Bathroom

Consisting of freestanding roll top bathtub with Victorian style chrome mixer tap and hand shower attachment, his and hers wash hand basins with storage cupboards below and chrome mixer taps, feature cast iron fireplace, extractor fan, tiled flooring, bay window to front aspect, fitted plantation shutters, heated towel rail.

Bedroom Two

Double glazed sash windows to rear aspect, fitted plantation shutters, double panel radiator, fitted and built in wardrobes, coved ceiling.

Bedroom Three

Double glazed windows to rear aspect, fitted plantation shutters, double panel radiator, picture rail, coved ceiling.

Bathroom

Luxury four piece suite comprising panel enclosed bath with chrome mixer tap and hand shower attachment, tiled cubicle with thermostatic shower, vanity unit with wash hand basin and chrome mixer tap, low-level push button flush WC, herringbone tiled flooring, tiled walls, old school style radiator, obscure window to side aspect.

Stairs to 2nd floor landing

Bedroom Four

Double glazed window to side aspect, double panel radiator, fitted wardrobes, eaves storage, coved ceiling.

Bedroom Five

Double glazed window to rear aspect, fitted wardrobe, double panel radiator, coved ceiling.

Bedroom Six

Double glazed window to side aspect, double panel radiator, coved ceiling.

Shower Room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, heated chrome towel rail, 'Velux' window at front.

Rear Garden (South facing) – approximately 125ft

Indian sandstone paved patio area leading to lawn section with shrubs and flowerbeds bordering, footpath to rear, fence enclosed, outside tap, side access, garden sheds at rear.

Front

Gravelled driveway providing ample off street parking.

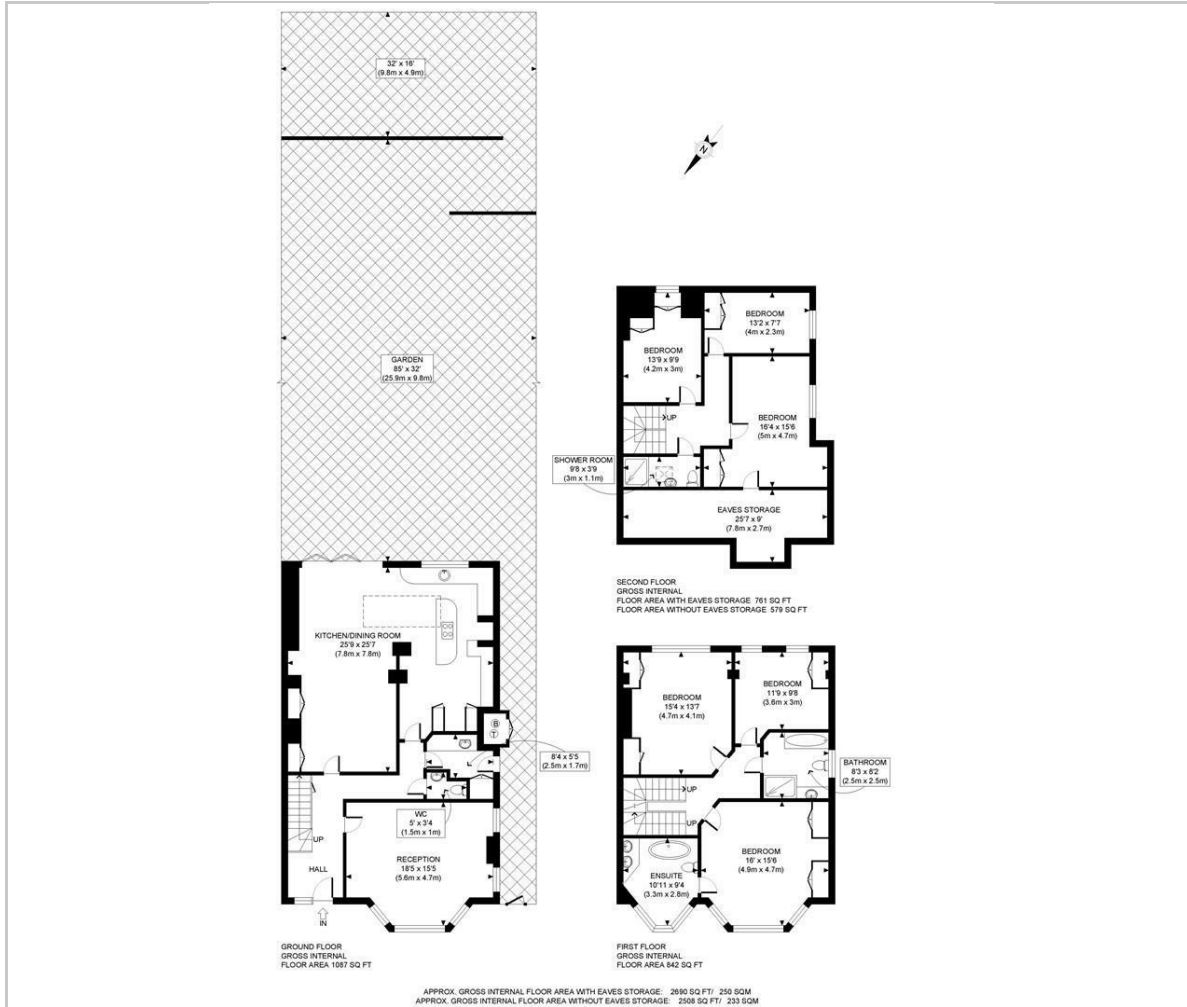








Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

