



41 Rossdale, Sutton, SM1 4JU

Offers over £850,000



**WH WATSON HOMES**  
Estate Agents

## 41 Rossdale, Sutton, SM1 4JU

**\*SUBSTANTIAL SIDE PLOT & GARDENS\*** Watson Homes are delighted to offer this splendid 4-5 bedroom detached family home, nestled at the end of a popular cul de sac location and positioned on a larger than average side and rear plot, offering excellent scope to extend or develop s.t.p.p

Perfectly situated, this property benefits from its proximity to outstanding schools and excellent transport links. With easy access to Carshalton Railway Station, commuting to central London is a breeze. Bus links to Sutton, Cheam and Worcester Park, Kingston, New Malden, and Heathrow Airport are also readily available.

### Accommodation

St Mary Junior School 0.13 miles

St Philomena's 0.16 miles

Sutton Grammar School 0.7 miles

Carshalton Rail Station 0.42 miles

Sutton Rail Station 0.8 miles

As you enter the property, you are greeted by the entrance hallway which showcases the original wooden panelling. This adds a touch of character and charm to this modern and stylish home. The integration of original features with contemporary design creates a perfect blend of tradition and elegance throughout the property.

To the left of the hallway is the inviting dining room, ideal for hosting family gatherings and entertaining guests. Continuing through the hallway to the lounge; a room to relax where you will be delighted to find patio doors that open onto the beautiful garden. The tranquil ambiance of this outdoor space perfectly complements the interior of the house. Prepare to be captivated by the breathtaking views and scenery that can be enjoyed from the comfort of your own home.

At the end of the hallway, you will find the stunning kitchen situated in front of you. The kitchen offers a functional layout and is equipped with high-quality fittings and modern appliances, providing a perfect space for culinary enthusiasts. More great features are the separate utility room and a downstairs shower room with a w.c. For those of you who like to relax there is a conservatory where unwind after a long day. There is also a converted garage room which can be used as a fifth downstairs bedroom or a study for working from home.

Moving up the stairs from the hallway, you will find four spacious double bedrooms and a bathroom with a separate w.c. To the front of the property there is a spacious driveway capable of accommodating several cars, providing ample parking space for residents and visitors alike.

This property is truly unique and offers a level of beauty and serenity that is unparalleled. We highly recommend viewing this exceptional home before considering any other options. Contact our estate agency today to arrange a viewing and experience

the grandeur and charm of this remarkable property.

Entrance Hall

Cloakroom

Kitchen

3.4m x 2.8m (11' 2" x 9' 2")

Utility Room

3.2m x 1.8m (10' 6" x 5' 11")

Dining Room

4.8m x 3.7m (15' 9" x 12' 2")

Reception Room

4.8m x 3.7m (15' 9" x 12' 2")

Study / Bedroom 5

4.55m x 2.26m (14' 11" x 7' 5")

Conservatory

3.2m x 2.41m (10' 6" x 7' 11")

Bedroom

4.85m x 4.2m (15' 11" x 13' 9")

Bedroom

4m x 3m (13' 1" x 9' 10")

Bedroom

3.86m x 2.7m (12' 8" x 8' 10")

Bedroom

2.9m x 2.1m (9' 6" x 6' 11")

Bathroom

Separate WC









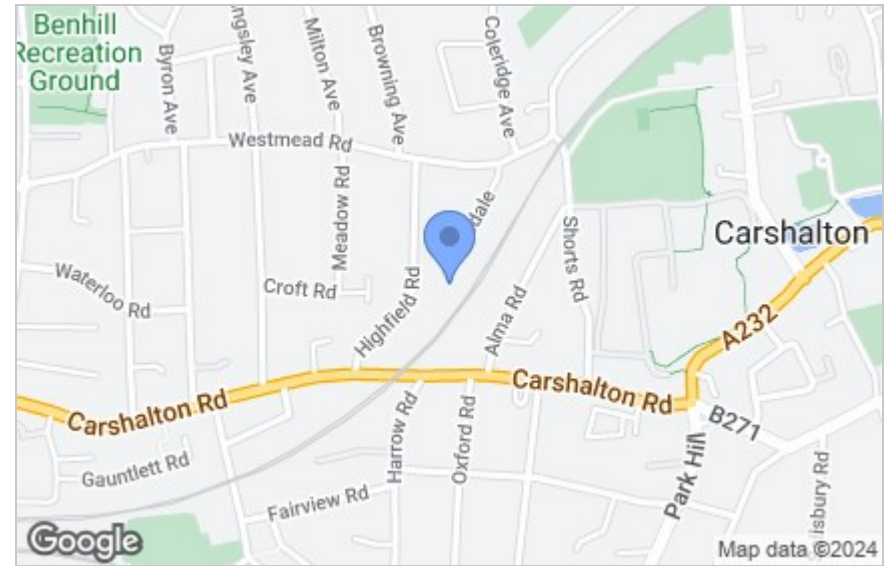
## Floor Plan



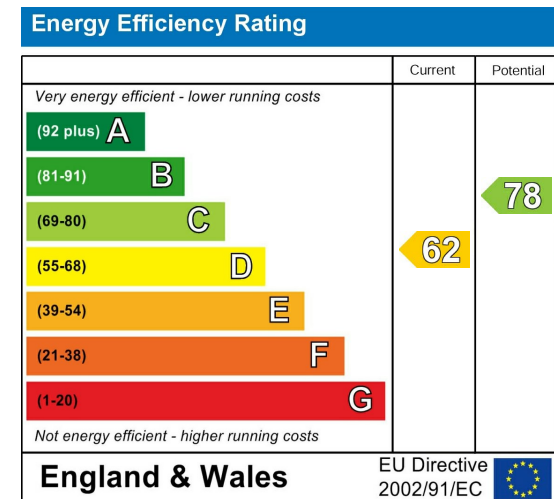
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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