



3 Laburnum Avenue, Sutton, SM1 3QN

Guide price £650,000



**WH WATSON HOMES**  
Estate Agents

## 3 Laburnum Avenue, Sutton, SM1 3QN

Watson Homes are delighted to offer this spacious four bedroom, two bathroom extended family home, located just off of the ever popular Poets estate. This unique family home offers flexible accommodation arranged over three floors, including a 20ft main bedroom, an en-suite bathroom, a downstairs WC, a detached cabin and off street parking.

Situated within walking distance to transport including Carshalton Mainline railway with its fast routes into London, as well as many good schools in the area. Viewing highly recommended.

### Accommodation

Glazed entrance porch, quarry tiled step, UPVC double glazed front door to..

#### Spacious entrance hall

Wood flooring, double panel radiator, wall mounted thermostat, large under stairs storage cupboard.

#### Lounge

UPVC double glazed bay window to front aspect, double panel radiator, wood flooring, gas fireplace with solid hearth.

#### Dining room

Glazed windows to rear aspect, wood flooring, double panel radiator, archway to..

#### Kitchen

Range or fitted wooden wall units with matching cupboards and drawers below, rolltop work surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker with extractor fan above, space and plumbing for dishwasher, space for tall standing fridge/freezer, tiled splash back, tiled flooring.

#### Conservatory

Utility area with space for fridge and freezer and space with plumbing for washing machine, double panel radiator, tiled flooring, UPVC double glazed windows to side and rear aspects and door to garden.

#### Downstairs WC

Low-level push button flush WC, wash hand basin with chrome mixer tap.

#### Stairs to 1st floor landing

#### Bedroom two

UPVC double glazed bay window to front aspect and window at side, two double panel

radiators, fitted wardrobes.

#### Bedroom three

UPVC double glazed window to rear aspect, double panel radiator.

#### Bedroom four

UPVC double glazed window to side aspect, double panel radiator.

#### Bathroom

Modern suite consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level pushbutton flush WC, heated towel rail, extractor fan, UPVC double glazed window to rear aspect.

#### Stairs to 2nd floor landing

Three Velux windows to front aspect and UPVC double glazed windows to rear, double panel radiator, eaves storage.

#### Ensuite bathroom

Comprising panel enclosed bath with chrome mixer tap, thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring, extractor fan, obscure UPVC double glazed window to rear aspect, large storage cupboard.

Rear garden – Southwest facing – approximately 90ft

Large decking area leading to artificial lawn section with well stocked flowerbeds at side, rear seating area and garden sheds, fence enclosed, outside tap, side access.

#### Detached cabin

Wood flooring with power and light and double glazed sliding doors at front.

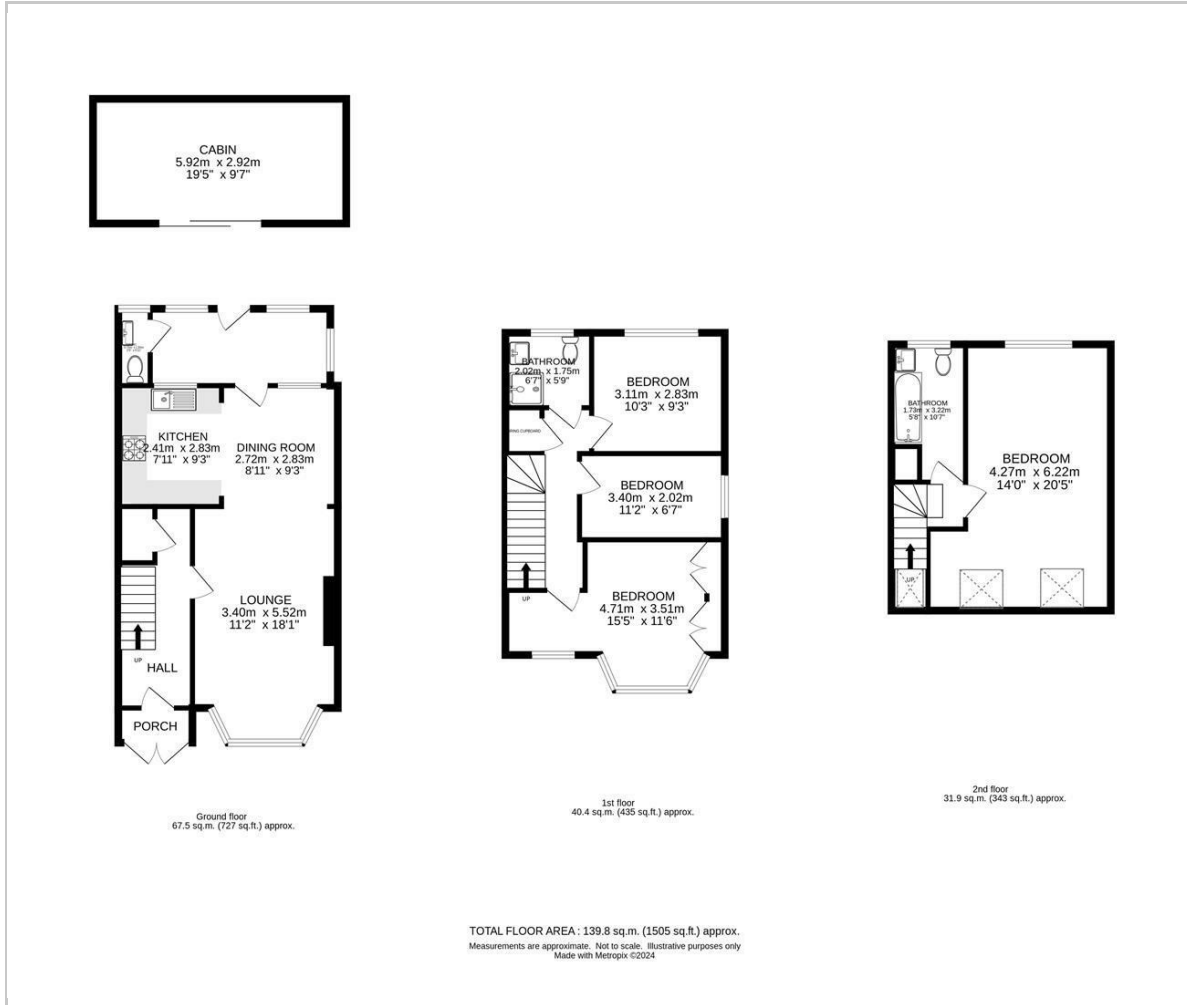








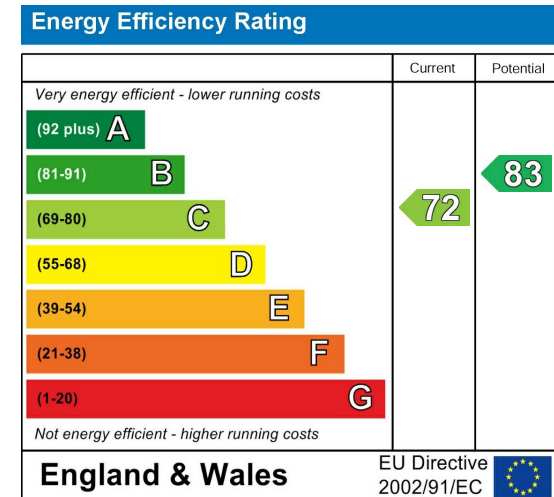
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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