



32 Chiltern Road, Sutton, SM2 5RD

£1,250,000



WH WATSON HOMES
Estate Agents

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Nestled in the desirable Chiltern Road of Sutton, this detached house is a true gem waiting to be discovered. Boasting three spacious reception rooms, four inviting bedrooms, and a well-appointed bathroom, this property offers ample space for comfortable living.

As you arrive, you'll be greeted by parking space for up to three vehicles, ensuring convenience for you and your guests. The charm of this home is truly captivating, with its elegant exterior and the promise of a warm and welcoming interior.

Watson Homes is delighted to present this rarely available Edser & Brown built property to the market, offering a unique opportunity to own an exquisite property in this sought-after location. Don't miss out on the chance to make this house your home and create lasting memories in this wonderful abode.

Accommodation

Feature wooden front door to entry porch, douglas pine flooring, part glazed wooden front door to..

Spacious entrance hall

Douglas pine herringbone wood block flooring, covered radiator, wall mounted thermostat, plate rack, large under stairs storage cupboard.

Dining room

Crittall leaded light bay window to front aspect and window at side, douglas pine herringbone wood block flooring, double panel radiator, inglenook hand built fireplace, plate rack and feature wooden beams.

Lounge

Feature minster fireplace, douglas pine herringbone wood block flooring, double panelled and single panel radiators, crittall leaded light windows and door to rear aspect, picture rail.

Kitchen/breakfast room

Range of fitted wooden wall units with matching cupboards and drawers below, rolltop work surfaces with inlaid 1 & 1/2 bowl sink and chrome mixer tap, 4 ring gas hob with oven/grill at side, space and plumbing for washing machine and dishwasher, space for standing fridge/freezer, fitted dresser, double panelled and single panel radiators, tiled splashback, larder cupboard, glazed crittall windows to rear aspect, douglas pine herringbone flooring, access to..

Utility room.

Fitted storage cupboards with roll top worksurface and inlaid stainless steel sink with chrome mixer tap, space for fridge and freezer, tiled flooring, glazed crittall window to rear aspect and doors to side and front, large storage cupboard.

Downstairs WC

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

Second downstairs WC.

Consisting of low-level flush WC, wash hand basin with chrome taps, quarry tiled flooring, obscure glazed critical window to side aspect.

Stairs to 1st floor landing

Obscure glazed crittall window to front aspect, picture rail, loft access, single panel radiator, large

airing cupboard, obscure glazed critall window to rear aspect.

Main bedroom

Glazed crittall bay window to rear aspect and windows at side, single panel radiator, picture rail, fitted wardrobes, pedestal wash hand basin with chrome taps.

Bedroom two

Dual aspect, crittall leaded light bay window to front aspect and windows at side, pedestal wash hand basin with chrome taps, double panel radiator, fitted wardrobes, picture rail.

Bedroom three

Dual aspect, Leaded light crittall window to front aspect and window at side, double panel radiator, wash hand basin with chrome taps, built-in wardrobe, picture rail.

Bedroom four

Leaded light crittall window to front aspect, fitted wardrobes, single panel radiator, picture rail, further large storage cupboard.

Bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, double panel radiator, tiled walls, obscure crittall windows to rear aspect.

Separate WC

Consisting of low level flush WC and obscure critical window to side aspect.

Rear garden – South facing approximately 200ft

Large paved patio area leading to large lawn sections with mature shrubs and flowerbeds bordering, loggia with sheltered sides and sweeping wisteria. outside tap, fence enclosed, side access.

Garage at side

Double doors at front.

Front – approximately 60ft wide

A vast driveway providing off street parking for 2 - 3 vehicles with a pretty lawn area and flowerbeds at side with a brick wall border.









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

