



151 Banstead Road South, Sutton, SM2 5LL

Guide price £850,000



**WH WATSON HOMES**  
Estate Agents



## 151 Banstead Road South, Sutton, SM2 5LL

Watson Homes are delighted to offer this spacious, extended family home, located in a highly sought after residential road in South Sutton, within easy reach of a selection of excellent primary and secondary schools. The location is also ideal for both Sutton, Carshalton and Carshalton Beeches mainline stations with excellent service into London which are within walking distance making it ideal for commuters. There are also several convenient bus stops in the surrounding area.

The property offers a wealth of accommodation including an 18ft kitchen/breakfast room, two further reception rooms, a downstairs WC, a conservatory, a large rear garden and ample off street parking.

### Accommodation

UPVC double glazed and brick entrance porch  
Tiled step, part glazed wooden front door to..

Spacious entrance hall  
Under stairs storage cupboard, coved ceiling, double panel radiator, Karndean flooring.

Lounge  
UPVC double glazed bay window to front aspect, single panel radiator, fireplace with tiled surround, picture rail, coved ceiling.

Dining room  
Karndean flooring, fireplace with tiled surround, double panel radiator, coved ceiling, open plan to:

Conservatory  
UPVC double glazed windows to side of rear aspects and doors to garden, wall mounted heater, Karndean flooring.

Kitchen  
Range of fitted modern units with matching cupboards and drawers below, granite effect rolltop worksurfaces with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, inset gas hob with oven/grill below and extractor fan above, integrated dishwasher, breakfast bar area, space for fridge/freezer, double panel radiator, tiled splashback, tiled effect flooring, UPVC double glazed window to rear aspect and door to garden.

Door to utility area  
With space and plumbing for washing machine and tumble dryer, single panel radiator, access to garage.

Downstairs WC  
Consisting of low-level pushbutton flush WC, wash hand basin with chrome mixer tap, double panel radiator, extractor fan.

Stairs to 1st floor landing

Bedroom one  
UPVC double glazed bay window to front aspect, single panel radiator, picture rail, coved ceiling.

Bedroom two  
UPVC double glazed window to rear aspect, double panel radiator, coved ceiling, built-in wardrobe and storage cupboards.

Bedroom three  
UPVC double glazed window to front aspect, two double panel radiators.

Ensuite shower room  
Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, heated chrome towel rail, extractor fan, obscure UPVC double glazed window to rear aspect.

Bedroom four  
UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling.

Bathroom  
Large four piece suite comprising panel enclosed corner bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic power shower, heated, chrome towel rail, his and hers wash hand basins with chrome mixer taps and storage cupboards below, low-level pushbutton flush WC, tiled walls, wood effect flooring, obscure UPVC double glazed window to rear aspect.

Rear Garden - South east facing, approximately 150ft  
Hardstanding patio area, leading to lawn section with mature shrubs bordering, two large garden sheds at rear, fence enclosed, outside tap, side access.

Garage at side  
Double wooden doors at front.











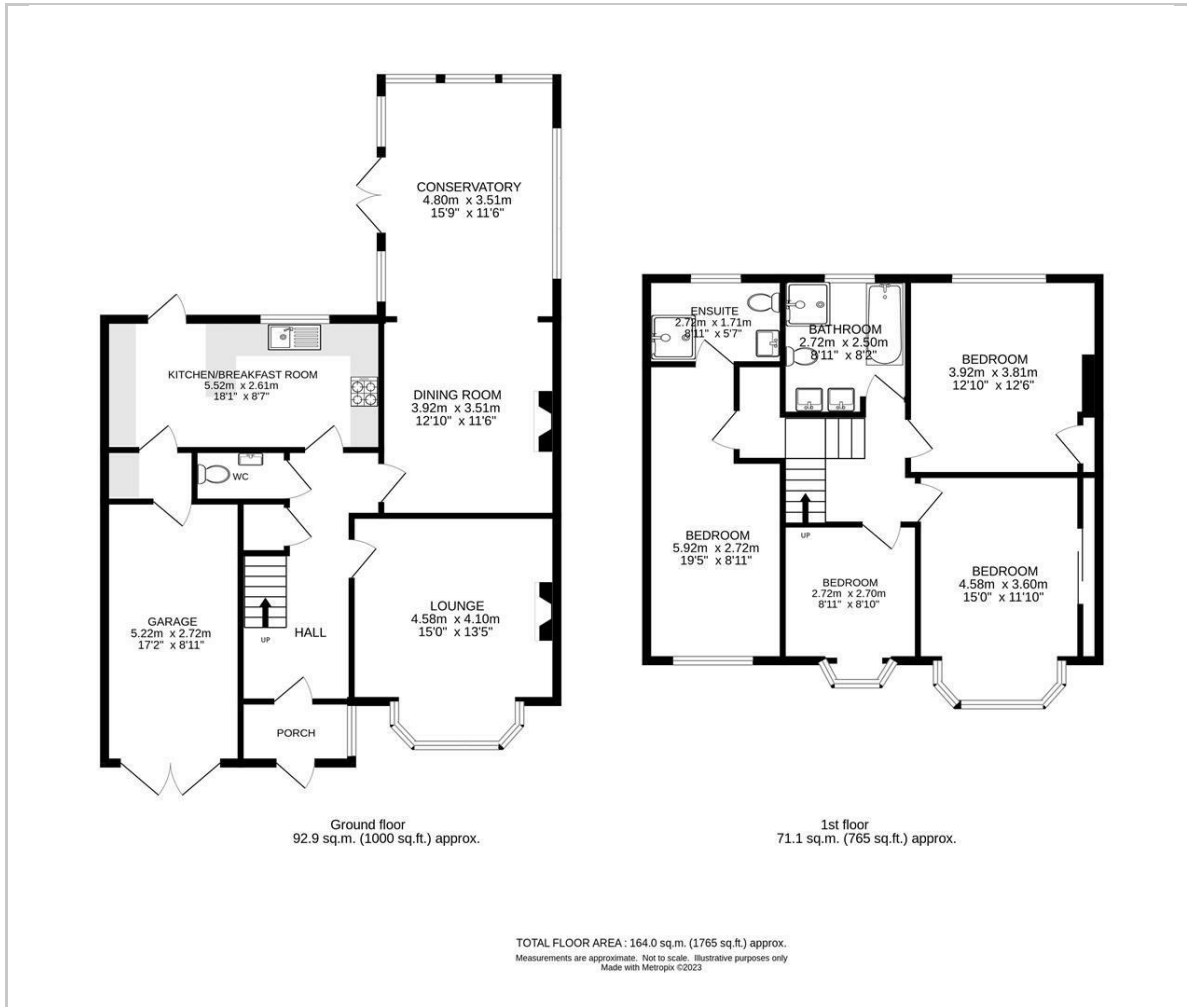








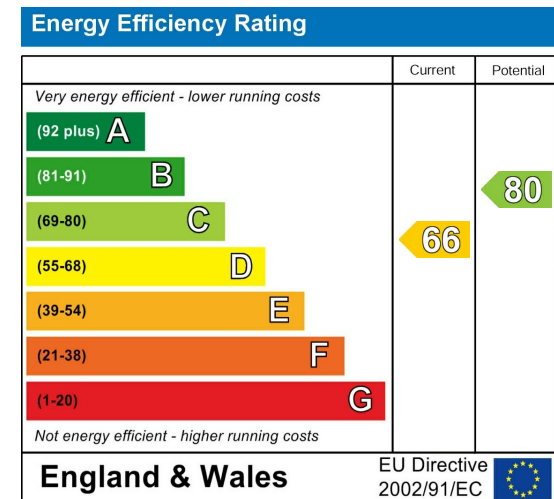
## Floor Plan



## 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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