



30 Rosehill Gardens, Sutton, SM1 3JZ

Guide price £900,000



WH WATSON HOMES
Estate Agents

30 Rosehill Gardens, Sutton, SM1 3JZ

Watson Homes are delighted to offer this spacious 4-5 bedroom extended family home. The property benefits from an open plan 26ft kitchen/diner, a study, a downstairs WC, an ensuite shower room, a pretty rear garden and ample off street parking.

Set in a prominent position in Sutton, you are on the doorstep of fabulous amenities, open spaces, schools and transport links, as well as being a short distance to Sutton High Street, with you having outstanding schooling close by. Sutton Common and Mainline stations provide quick links into the City, as well as having easy access to Morden underground station.

Accommodation

UPVC double glazed entrance porch, tiled step, obscure UPVC double glazed stained glass front door to..

Spacious entrance hall

Oak flooring, modern radiator, under stairs storage cupboards with pull out shoe storage drawers, coved ceiling, obscure UPVC double glazed window to front aspect.

Family room

Double glazed bay window to front aspect, modern radiator, oak flooring.

Kitchen/diner/reception room

Range of fitted gloss wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and "Franke" chrome mixer tap, inlaid induction hob with extractor fan above and oven/grill at side, quartz island with breakfast bar, integrated fridge/freezer, tiled flooring with underfloor heating, large storage cupboard with space for tumble dryer, modern radiator.

Dining area

Oak flooring, modern radiators, double glazed sliding doors to rear aspect, fitted electric blinds.

Music room

UPVC double glazed windows to side and rear aspects, double doors to garden, oak flooring, modern radiator.

Downstairs WC

Consisting of low-level pushbutton flush WC, large wash hand basin with chrome mixer tap and storage cupboards below, cupboard space with plumbing for washing machine, cupboard housing "Worcester" boiler, tiled flooring with underfloor heating, tiled walls, heated towel rail, extractor fan.

Bedroom five / office

UPVC double glazed window to front aspect, single panel radiator, fitted shelving unit, oak flooring.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, loft access with pulldown loft ladder (Solid flooring and skylight window), oak flooring.

Bedroom one

UPVC double glazed bay window to front aspect, double panel radiator, oak flooring, fitted wardrobes, coved ceiling

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, oak flooring, fitted wardrobe.

Bedroom three

UPVC double glazed window to rear aspect, double panel radiator, oak flooring, fitted wardrobe, coved ceiling.

Bedroom four

UPVC double glazed window to front aspect, modern radiator, oak flooring, coved ceiling, fitted wardrobe.

Ensuite shower room

Consisting of tiled cubicle with thermostatic power shower, pedestal wash hand basin with chrome mixer tap, low level push button flush WC, heated chrome towel, tiled flooring, UPVC double glazed window to rear aspect.

Bathroom

Modern suite comprising panel enclosed bath with rainfall shower and hand attachment, dual wash hand basin with chrome mixer taps and storage cupboards below, low level push button flush WC, tiled flooring with under floor heating, tiled walls, extractor fan, heated towel rail, obscure UPVC double glazed windows to front and side aspects.

Rear garden - approximately 100ft South facing Large paved patio area with footpath to rear, mainly later lawn with mature shrubs bordering, further hardstanding area and garden shed at rear, fence enclosed, outside tap.

Front

Block paved driveway providing off street parking for 2 vehicles.

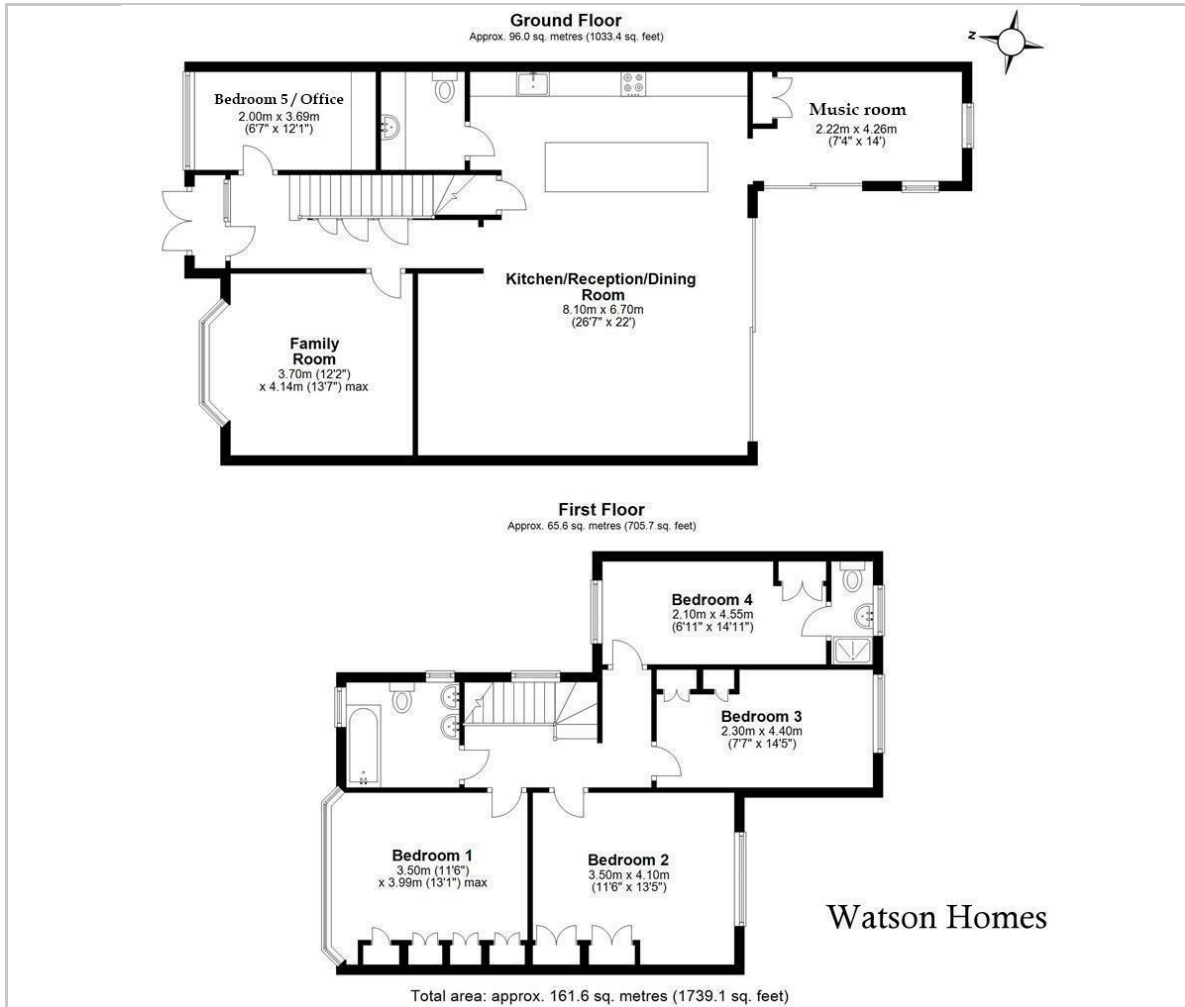








Floor Plan



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

