



2 Kayemoor Road, Sutton, SM2 5HT



Offers over £900,000

WH WATSON HOMES
Estate Agents

2 Kayemoor Road

Sutton, SM2 5HT

Watson Homes are delighted to offer this charming four bedroom detached family home. The property benefits from a 16ft kitchen/breakfast room two spacious reception rooms, a stunning rear garden, a garage and off street parking. The property also has enormous potential to extend STPP.

Situated in a prime South Sutton/ Carshalton Beeches location with all the local amenities the parade has to offer including the local Butcher, cafes and restaurants, barbers, hairdressers, nail bars, fish and chips shop, dentists and gift shops among others. The local Bakers in Beeches Avenue is also a favourite with all the locals. Also centrally located for many great schools in the area. Ideally situated for commuting into London with Carshalton Beeches Mainline Station only a short walk away.

Accommodation

UPVC double glazed entrance porch, quarry tiled step, obscure part glazed wooden front door to..

Spacious entrance hall
Herringbone wood block flooring, picture rail, storage cupboard and further under stairs storage area, obscure glazed window to front aspect, wall mounted thermostat.

Lounge
UPVC double glazed bay window to front aspect and feature window at side, double panel radiator, coved ceiling, feature cast iron fireplace with solid surround and granite hearth.

Dining room
UPVC double glazed windows and doors to rear aspect, herringbone wood block flooring, double panel radiator, coved ceiling, serving hatch

Kitchen/breakfast room.
Range of fitted wooden wall units with matching





cupboards and drawers below, roll top work surfaces with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, integrated dishwasher, Inlaid four ring gas hob with pullout extractor fan above and oven/grill at side, integrated fridge and freezer, tiled splashback, UPVC double glazed windows to side and rear aspects and door to side, wood flooring, dado rail, single panel.

Utility room

Tiled flooring, obscure UPVC double glazed window at front and door to garden, wall mounted boiler.

Downstairs WC

Consisting of low-level pushbutton and flush WC, wash hand basin with chrome mixer tap and storage cupboard below, quarry flooring, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, picture rail, cupboard housing hot water tank, loft access.

Bedroom one

UPVC double glazed bay window to front aspect, fitted plantation shutters, single panel radiator, built-in wardrobe with sliding mirrored doors, picture rail.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bedroom three

UPVC double glazed window to front aspect, fitted plantation shutters, single panel radiator, coved ceiling.

Bedroom four

UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bathroom

Modern four piece suite consisting of tiled cubicle with thermostatic shower, panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level pushback flush WC, heated chrome towel rail, tiled flooring, tiled walls, obscure UPVC double glazed windows to side aspect .

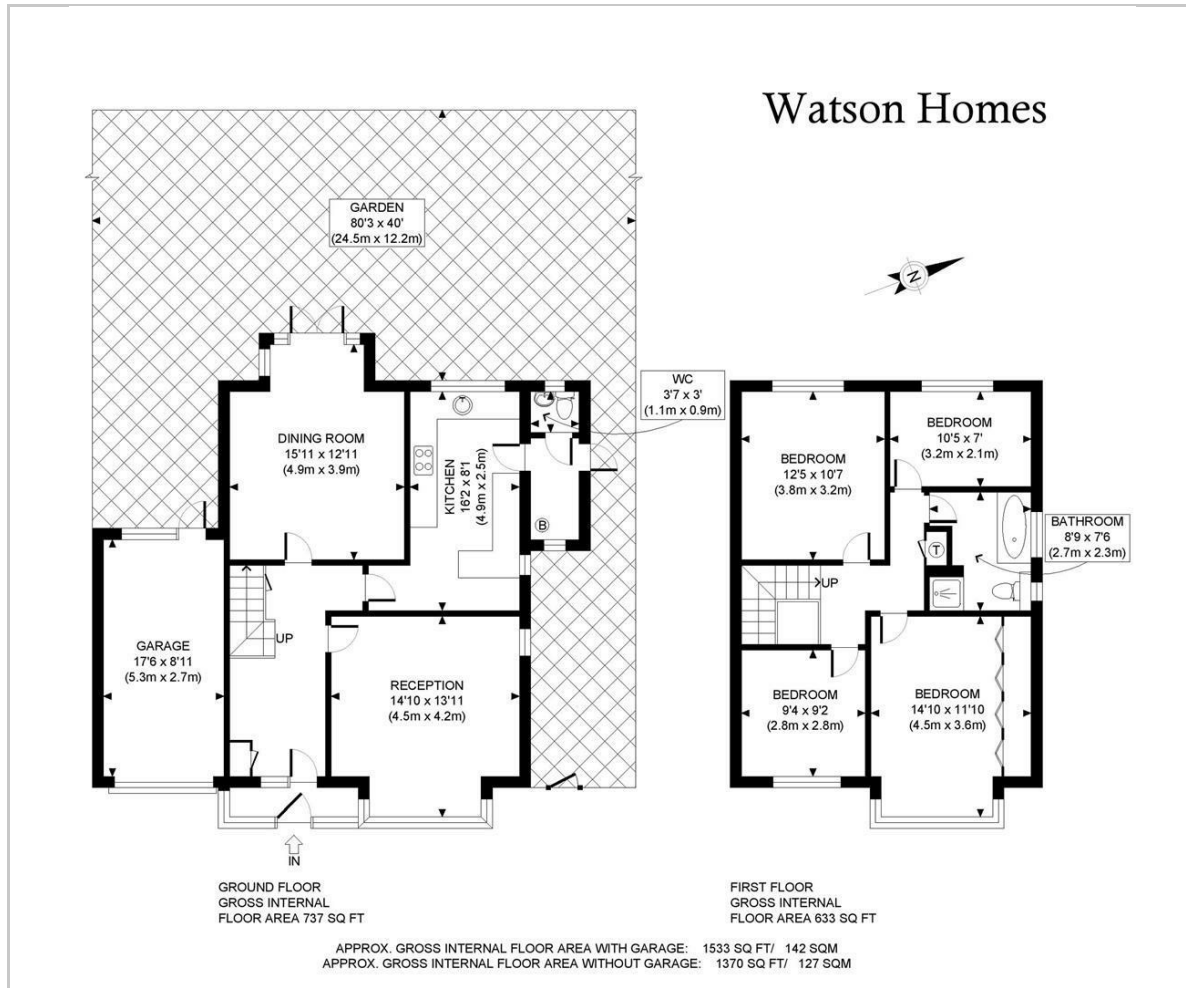
Rear garden - approximately 90ft West facing Large paved patio area leading to lawn section with an abundance of flowers and shrubs bordering, fence enclosed, garden shed and access to garage, outside tap, gated side access with further storage area.

Garage at side

Electronically operated up and over door.



Floor Plan



Viewing

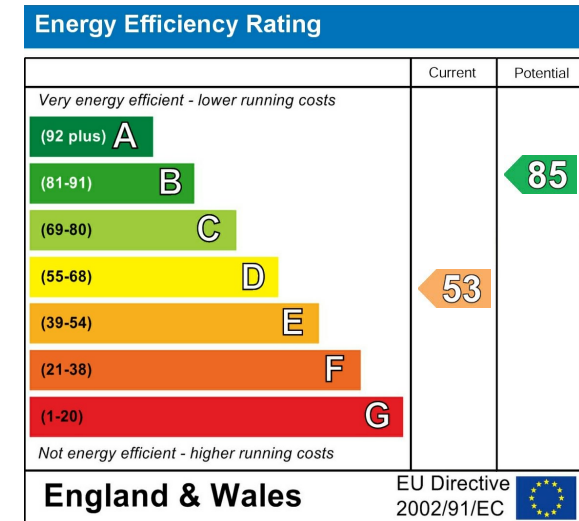
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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