

29 Downs Road, Sutton, SM2 5NR

Guide price £850,000



**WH WATSON HOMES**  
Estate Agents

## 29 Downs Road, Sutton, SM2 5NR

**\*VIDEO TOUR AVAILABLE\*** Watson Homes are delighted to offer this unique period family home, benefitting from larger than average outhouses, offering a multitude of options for anyone working from home and looking for something spacious and secluded. **NO ONWARD CHAIN \*OVER 2000 sq ft\***

The property is located in a popular South Sutton location with direct access to the A217 & M25 and within a short walk to Belmont Village shops, restaurants, bus routes and The Royal Marsden Hospital.

### Accommodation

Sheltered entrance  
Tiled step, obscure UPVC double glazed front door to..

Spacious entrance hall  
Covered radiator, ceiling cornice and ceiling rose, decorative mouldings, picture rail, under stairs storage cupboard, wall mounted digital thermostat

Lounge  
UPVC double glazed bay window to front aspect and window at side, feature cast iron fireplace, ceiling cornice, two double panel radiators, wood flooring.

Reception room/bedroom four  
UPVC double glazed window to side aspect and door to garden, open fireplace with brick surround, double panel radiator, wood flooring.

Kitchen/breakfast room  
Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid one and 1/2 bowl stainless steel sink and chrome mixer tap, space for cooker with extractor fan above, space for fridge and freezer, space and plumbing for washing machine and tumble dryer, tiled flooring, tiled splashback, UPVC double glazed window to side aspect.

Inner hallway  
Fitted cupboard space and shelving with hanging rails, double panel radiator, fitted wooden unit with wash hand basin and chrome taps, door to garden.  
Family room  
UPVC double glazed windows to side and rear aspects and double doors to garden, wood flooring, two double panel radiators.

Downstairs shower room  
Consisting of tiled cubicle with thermostatic shower and sliding screen, pedestal wash hand basin with chrome mixer tap, single panel radiator, low level push button flush WC, tiled walls, tiled flooring, extractor fan.

Stairs to 1st floor landing

Bedroom one  
UPVC double glazed windows to front and side aspects, ceiling cornice, two single panel radiators.

Bedroom two  
UPVC double glazed windows to side and rear aspects, built-in wardrobe with fitted shelving, double panel radiator.

Bedroom three  
UPVC double glazed windows to side and rear aspects, picture rail, single panel radiator, built-in wardrobe with fitted shelving, loft access.

Rear garden - approximately 100ft  
Large paved patio area with footpath leading to rear, lawn section with shrubs and flowerbeds bordering, decorative brick wall border, fishpond, fence enclosed, side access.

Detached outbuildings  
Music room  
UPVC double glazed doors to front and rear aspects, feature skylight, stripped floorboards, covered radiator, coved ceiling, wall lights.

Office area  
UPVC double glazed door to front aspect and double doors at rear, stripped floorboards, feature skylight, wall mounted digital thermostat, covered radiator.

Kitchen area  
Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for American style fridge/ freezer, space for cooker, UPVC double glazed window to rear aspect, tiled splash back , extractor fan.

Studio area  
UPVC double glazed window and double doors to rear aspect, two skylights, cupboard housing boiler with space and plumbing for washing machine and tumble dryer, wood flooring, two double panel radiators, sliding doors leading to further large storage room with tiled flooring, feature skylight, double panel radiator.

Shower room.  
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low level push button flush WC, double panel radiator, feature skylight, stripped floorboards, wall mounted heater.

Sheltered seating area  
Large raised decking area with brick wall border, paved patio space, access to storage shed.

Workshop  
Range of fitted wall units with matching cupboards below, fitted shelving hardstanding floor.

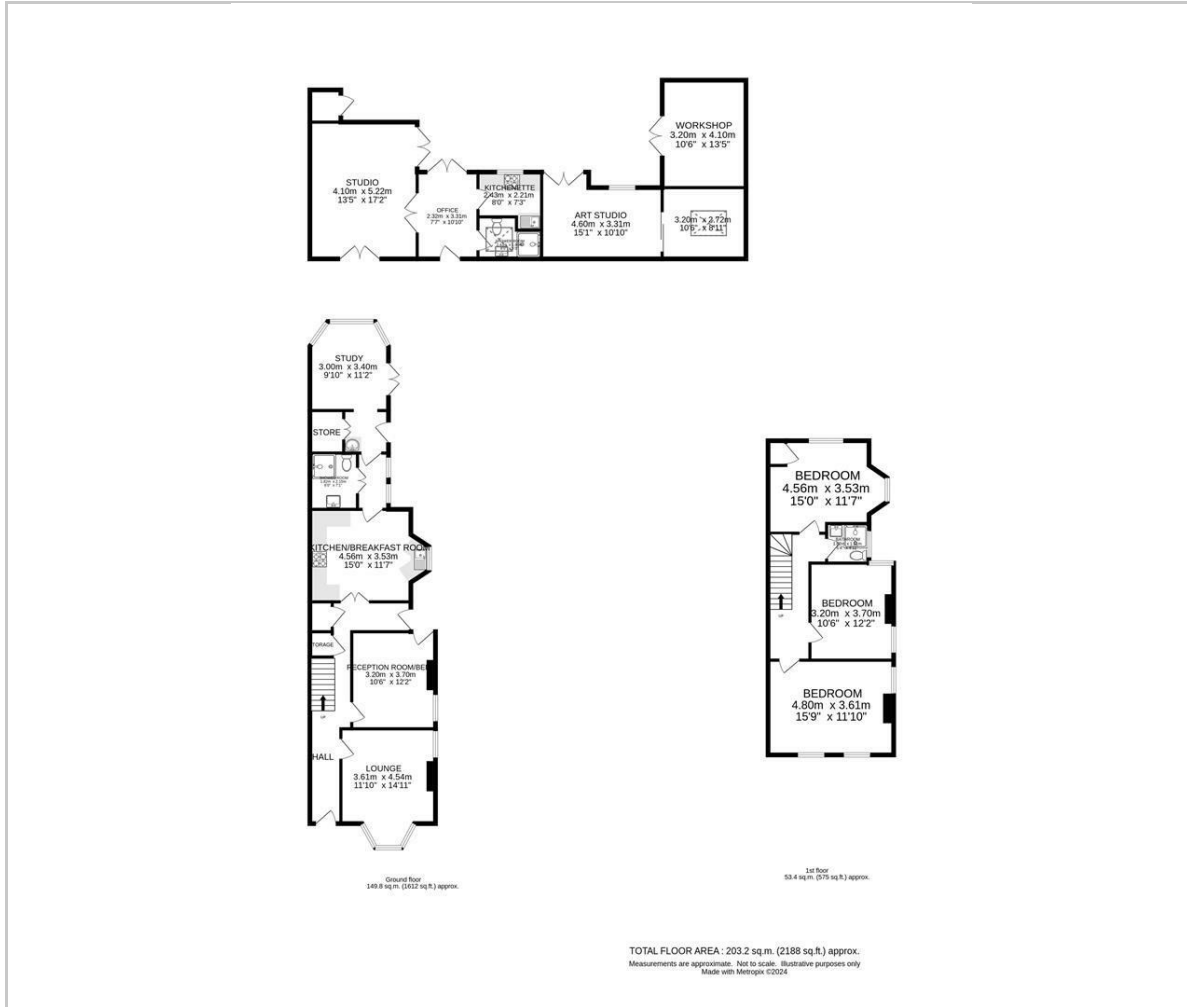




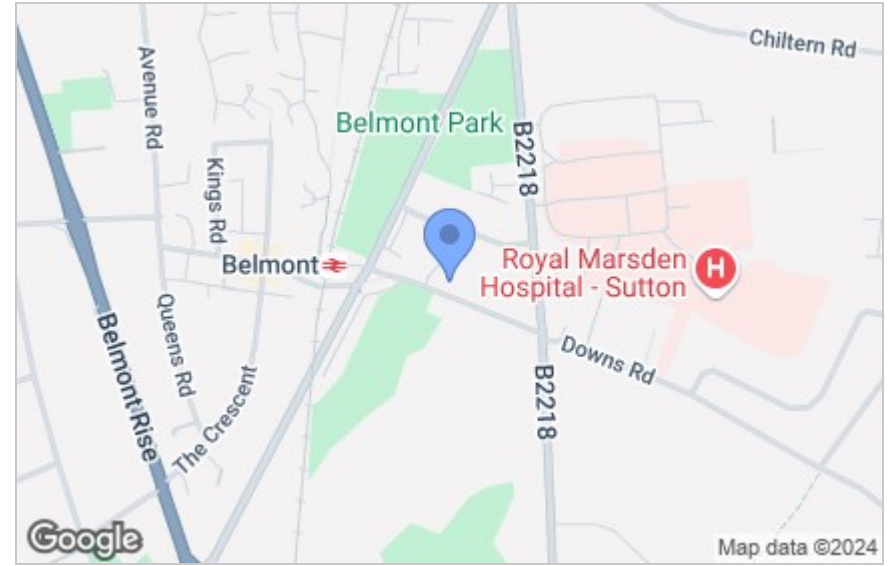




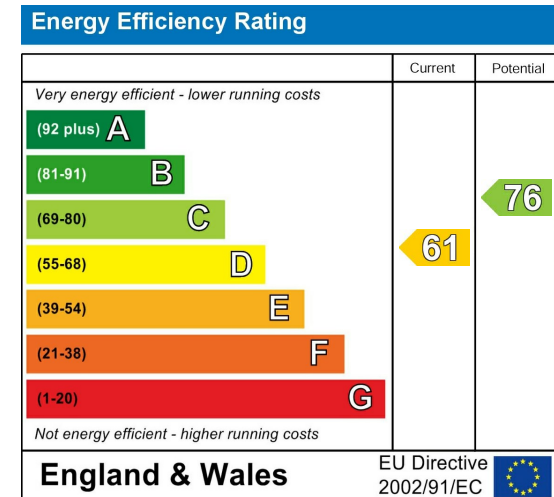
## Floor Plan



## 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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