



80 Upland Road, Sutton, SM2 5JB

Offers over £1,100,000

WH WATSON HOMES
Estate Agents

80 Upland Road, Sutton, SM2 5JB

Location location! Not only is this property situated in one of the more desirable roads of South Sutton, it sits on a large plot where the house has been divided into two should you wish someone to live with you in a separate section of the house, yet still connected. The property benefits from one side having four bedrooms and two bathrooms (bedroom one with its own ensuite bathroom being on the ground floor), as well as a downstairs WC, kitchen dining room opening onto large conservatory, large lounge and a fantastic size garden. Part B on the left side of the house has its own separate entrance, lounge, dining room, kitchen and downstairs shower room, and separate stairs leading to the first floor bedroom and bathroom with spectacular views over the garden from a small balcony.

Ideally situated for local schools including Barrow hedges and Devonshire primary schools as well as Seaton house independent school. This property offers enormous potential and could easily be remodelled as there is huge scope to extend subject to the necessary planning. Viewing highly recommended.

Accommodation

PART 1

Part glazed leaded light wooden front door to

Entrance hall.

Spacious entrance hall with varnished wood dado rails and skirtings, wooden ornate balustrades to staircase, wooden flooring, radiator, doors to lounge, kitchen, downstairs bedroom, cloakroom and separate self-contained living area (Part 2).

Lounge

Double glazed French doors with windows either side and further window to rear aspect, fireplace with coal effect fire insert, built-in cupboards to alcoves with shelving above, wooden flooring, Velux window, beamed ceiling and halogen downlights, radiator.

Kitchen

Granite works surfaces with country style drawers and cupboards below, matching wall units and display cupboards, integrated fridge/freezer, integrated dishwasher and washing machine, built-in oven with stainless steel gas hob and integrated cooker hood with ornate cover, ceramic Butler sink with chrome mixer tap, tiled splashback, Amtico style wood affect flooring, feature brick fireplace, two radiators, open plan to

Conservatory

Large wooden conservatory with windows to rear and side aspects, matching French doors to garden, tiled flooring, radiator.

Bedroom one

UPVC double glazed bay window to front aspect with fitted plantation shutters, two large walk-in wardrobe/cupboards and further storage cupboard, ceiling coving, radiator, door to...

Ensuite bathroom

Four piece suite comprising double ended bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and cupboards below, tiled shower enclosure with chrome shower fittings, low level WC with concealed system, chrome radiator/towel rail, tiled walls, UPVC double glazed window to front aspect.

Cloakroom

Low level WC with concealed system, built-in storage cupboard and further large built-in storage with shelving, wash hand basin with ornate chrome taps.

Stairs to 1st floor landing

UPVC double glazed window to front aspect, varnished wooden dado rail and skirting with matching doors and architrave, radiator, doors to 3 bedrooms and family bathroom.

Bedroom two,

Velux windows to front and back, built in cupboards and shelving, radiator.

Bedroom three

Double glazed window to rear aspect, radiator.

Bedroom four

Velux window to side aspect, storage cupboards to eaves, radiator.

Bathroom

White three piece suite comprising panel enclosed bath with chrome mixer tap and separate shower with glass shower screen, wash hand basin set in vanity unit with chrome mixer tap and cupboards and storage below, bidet with chrome mixer tap, low-level WC, chrome radiator/towel rail, built-in airing cupboard housing hot water tank, tiled walls, deluxe window to side aspect.

PART 2

Part 2 is a separate side self contained accommodation while still remaining connected to the main house.

Part glazed wooden front door to...

Entrance hall

Wooden flooring, radiator, under stairs storage cupboard, further under stairs storage currently housing and plumbing for washing machine, doors to covered side access, reception room, downstairs shower room.

Reception room one

UPVC double glazed bay window to front aspect, recessed fireplace area with shelving, ceiling coving, two radiators, wooden flooring, access also available from main house hallway.

Reception two

Double glazed French doors to garden and matching window to rear aspect, wooden flooring, fireplace recess, radiator, wall lights, archway to...

Kitchen

Work surfaces with drawers and cupboards below, matching wall units, space for tall fridge/freezer, integrated dishwasher, built-in oven with stainless steel gas hob and stainless steel extractor hood above, stainless steel single drainer sink with chrome mixer tap, tiled splashback, double glazed window to rear aspect.

Shower room

Shower area with chrome shower fittings and built-in tiled seat, corner wash hand basin with chrome taps, low level WC with push button flush, part tiled walls and quarry tiled flooring, radiator, double glazed window to side aspect, extractor fan.

Stairs to 1st floor landing

Wooden flooring, storage cupboard, further storage cupboard to eaves, Velux window to side, doors to bathroom and bedroom.

Bedroom

French doors opening onto balcony with lovely views across garden, wooden flooring, two radiators, Velux window to side aspect, built-in wardrobes and shelving.

Bathroom

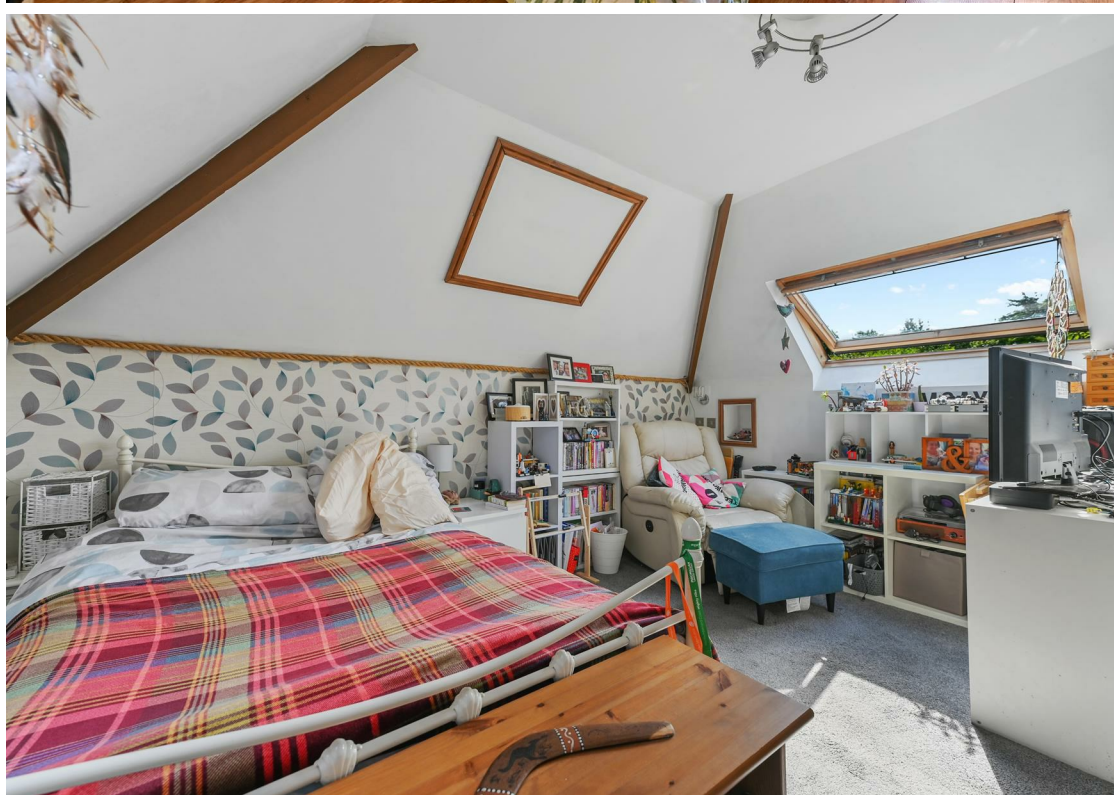
White four piece suite comprising panel enclose bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap, bidet with chrome mixer tap, low level WC with pushbutton flush, chrome radiator/towel rail, tiled wars, Velux window, shaving socket.

Garden

Well-maintained large garden mainly laid to lawn with mature shrub borders, several mature trees all well maintained, large patio area enclosed by a dwarf wall and rockery, garden shed, outside tap and light, extra large hard standing to rear of garden ideal for home office or outbuilding, wide side access with multiple storage sheds.



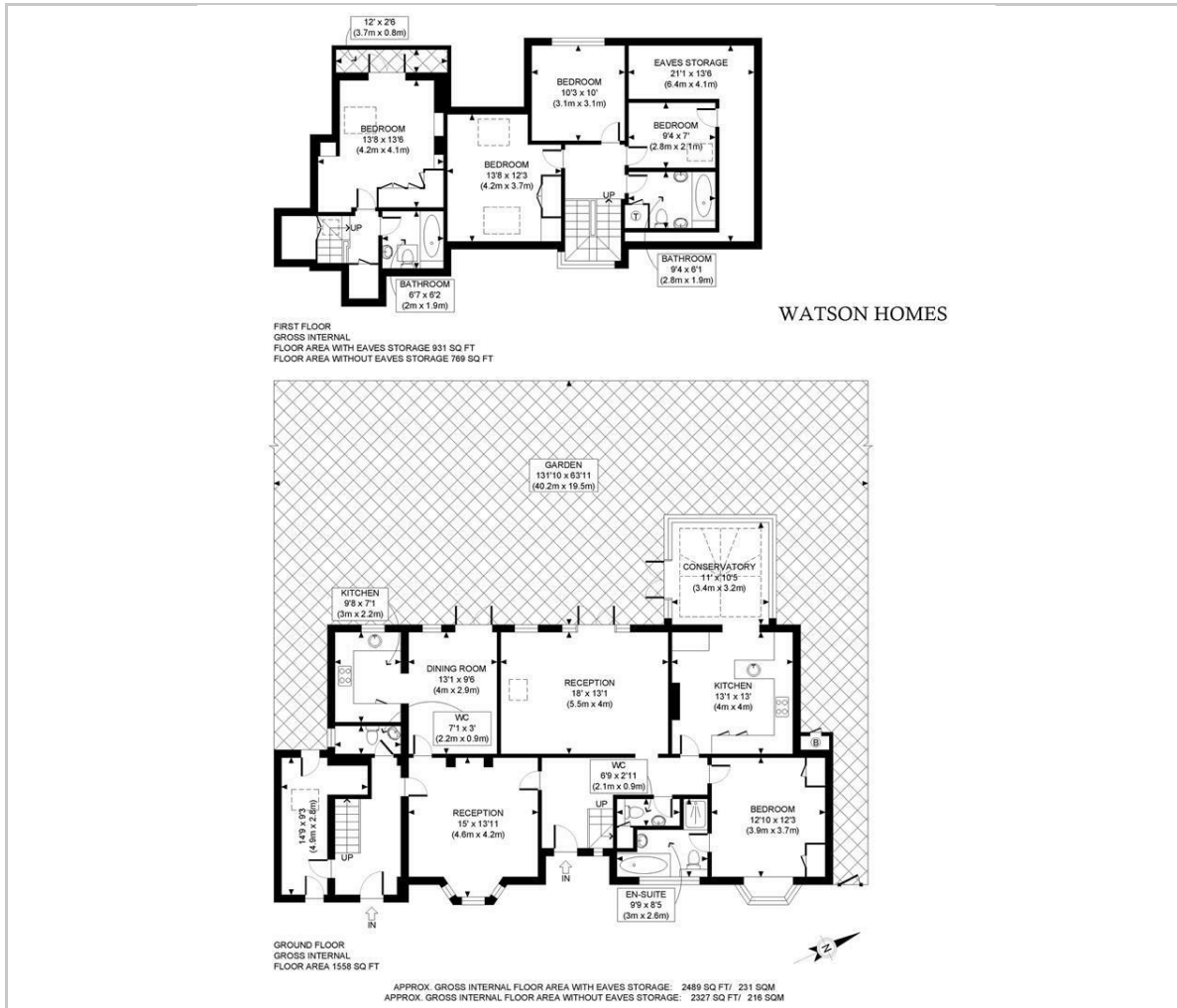






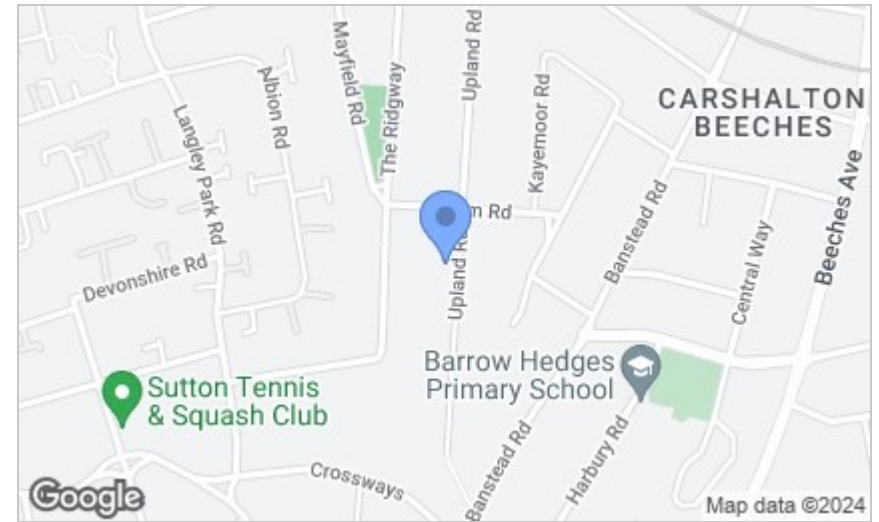


Floor Plan

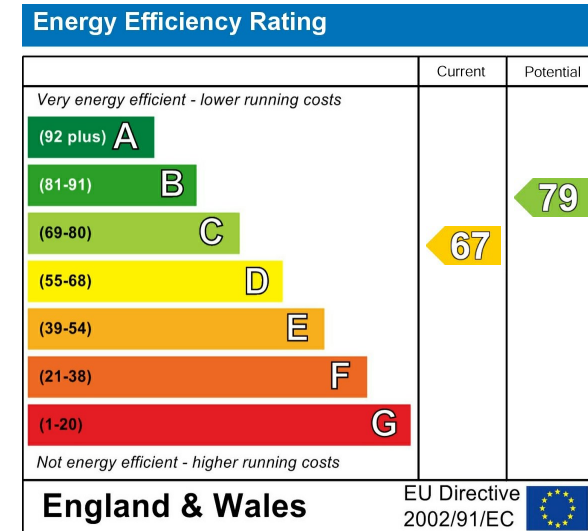


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Area Map



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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