



6 Elgin Road, Sutton, SM1 3SN

Guide price £625,000



WH WATSON HOMES
Estate Agents

6 Elgin Road, Sutton, SM1 3SN

Located in sought after and convenient location within easy reach of local amenities and public transport links as well as good schools is this spacious two double bedroom detached bungalow. The property benefits from a spacious lounge/diner, a garage, a large rear garden, excellent scope to extend s.t.p.p, ample off street parking and NO ONWARD CHAIN.

Accommodation

Obscure glazed Georgian style front door to..

Spacious entrance hall

Double panel radiator, coved ceiling, wall mounted alarm panel, loft access.

Lounge/diner

UPVC double glazed doors to rear aspect, two double panel radiators, coved ceiling, wall mounted thermostat.

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and mixer tap, space and plumbing for dishwasher and washing machine, space for tall standing fridge/freezer, integrated oven/grill, tiled splash back, double glazed window and door to side aspect.

Main bedroom

Double glazed bay window to front aspect, double panel radiator, fitted wardrobes and dressing table, coved ceiling.

Bedroom two

Double glazed window to front aspect, double panel radiator, coved ceiling, fitted wardrobe.

Bathroom

Comprising panel enclosed bathroom with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level flush WC, double panel radiator, tiled walls, coved ceiling, obscure double glazed window to side aspect.

Rear garden – approximately 70ft (South East facing)

Paved patio area with footpath to rear, lawn sections with flowerbeds bordering, garden shed, gated side access, outside tap, fence enclosed, access to garage.

Garage at side

Electric up/over door at front, wall mounted boiler, fitted shelving, hardstanding providing further off street parking if desired.

Front

Block paved driveway providing off street for 4 cars.

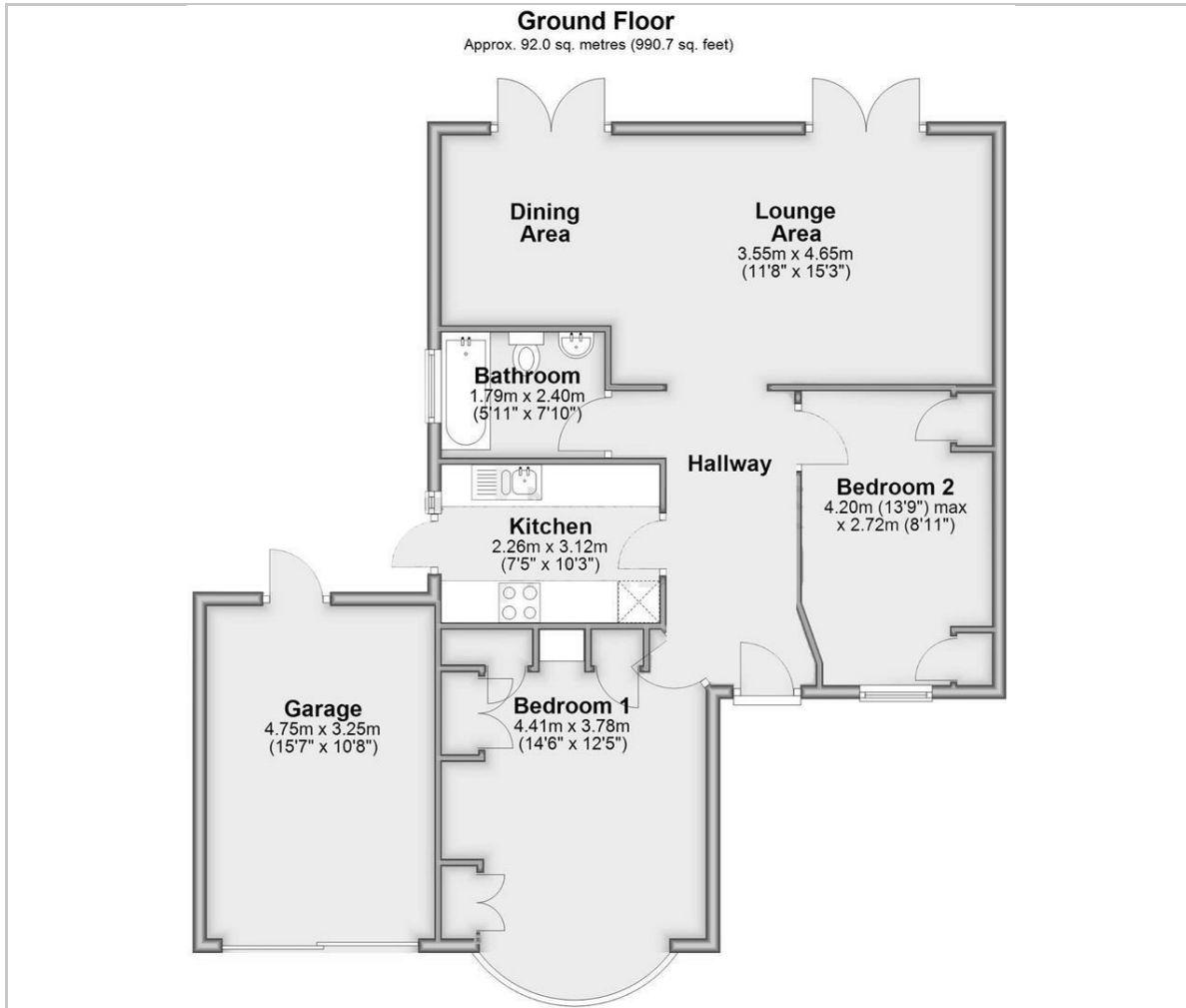








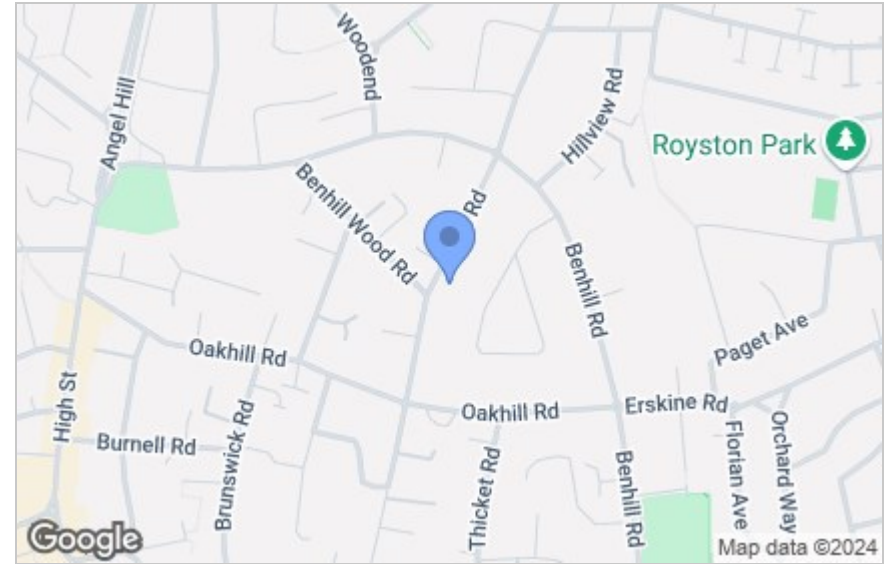
Floor Plan



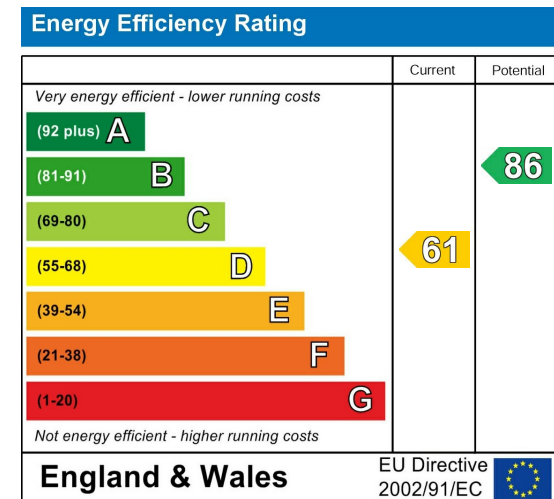
Viewing

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.

Area Map



Energy Efficiency Graph



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.