



69 Prince of Wales Road, Sutton, SM1 3PE



Guide price £650,000

**WH WATSON HOMES**  
Estate Agents

# 69 Prince of Wales Road

Sutton, SM1 3PE

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Located in a sought after residential road in Sutton, close to local amenities, green spaces, transports links and a number of highly regarded schools (including Greenshaw High School) is this three bedroom detached family home.

The property benefits from a 125ft South facing rear garden, a downstairs WC, a sun room, ample off street parking and excellent scope to extend s.t.p.p



### Accommodation

Covered entrance  
Obscure UPVC double glaze front door to..

Entrance hall  
Wood flooring, double panel radiator, UPVC double glazed window to side aspect, picture rail, under stairs storage cupboard.

Lounge  
UPVC double glazed bay window to front aspect, double panel radiator, fireplace with tiled surround and wooden mantelpiece.

Dining room  
Open fireplace with tiled surround and wooden mantelpiece, picture rail, double panel radiator, serving hatch, open plan to..

Sun room



UPVC double glazed sliding doors to rear aspect and windows at side, wood flooring.

**Kitchen**

Range of fitted wooden wall units with matching cupboards and drawers below, rolltop worksurfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and dishwasher, space for cooker, tiled splashback, wall mounted boiler, UPVC double glazed window to side and rear aspects and door to side.

**Downstairs WC**

Consisting of low-level flush WC, wash hand basin with chrome mixer tap, double panel radiator, wood flooring.

**Stairs to 1st floor landing**

UPVC double glazed window to side aspect, loft access.

**Bedroom one**

UPVC double glazed bay window to front aspect, single panel radiator, picture rail, feature cast iron fireplace.

**Bedroom two**

UPVC double glazed window to rear aspect, single panel radiator, picture rail.

**Bedroom three**

UPVC double glazed window to front aspect, single panel radiator, fitted storage cupboard.

**Bathroom**

Comprising panel enclosed bathroom with chrome taps and thermostatic shower, pedestal wash hand basin with chrome mixer tap, double panel radiator, obscure UPVC double glazed window to side aspect, extractor fan, part tiled walls.

**Separate WC**

Consisting of low level flush WC, double panel radiator, obscure UPVC double glazed window to side aspect.

**Rear garden approximately 125ft (South facing)**

Large sandstone paved patio area leading to lawn section with mature shrubs and flowerbeds bordering, greenhouse with vegetable patches.

**Detached workshop**

Power and light with window at side and doors leading to front and rear.

**Front**

Hardstanding driveway providing off street parking for 3-4 vehicles with lawn area at side and gates at front.

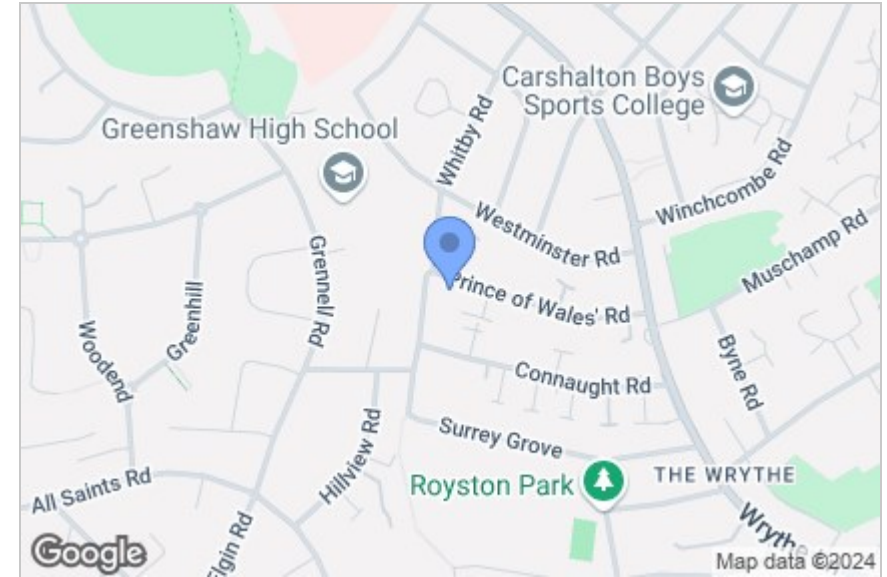
EPC AND FLOOR PLAN TO BE ADDED....



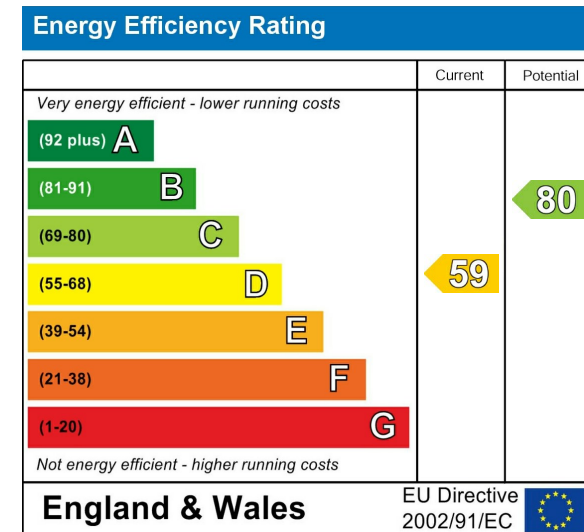
## Floor Plan



## 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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