



27 Banstead Road South, Sutton, SM2 5LF

Guide price £1,250,000

WH WATSON HOMES
Estate Agents

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Unique opportunity to buy this expansive detached house and benefit from monthly income from young professional couple willing to continue tenancy in the Annexe if desired.

Occupying a substantial corner plot, Watson Homes are pleased to offer this 6 bedroom, 4 bathroom 3 reception room, multi-functional property, initially a doctor's surgery and family house, has been progressively extended to provide sufficient accommodation for three generations family living privacy, office working and rental income. The composite property comprises the following parts:

- Detached house with large hallway, two reception rooms, conservatory and patio, spacious kitchen extension with shower room, four bedroom and family bathroom.
- Attached wheel chair accessible Annexe with hall, shower room, kitchen, double bedroom, door to house, living room with rear patio and side entrance.
- First floor Master Suite comprising sitting room, bedroom and en-suite with views to three sides and door to flat roof above the Annexe.
- Second floor (loft) open-plan Office or further lounge with four velux windows with blinds and eaves storage e.g for air-conditioner, server, etc
- Paved parking space for three vehicles to front with side access to Annexe & large rear garden with derelict pool (24'x8'x3') BBQ area with side gate.

Whilst the property is in need of updating, it offers large rooms sizes yet still has huge potential to further extend the loft, as well as the ground floor, STPP.

The seller is motivated to sell and the property has no onward chain. Offers invited.

Accommodation

UPVC double glazed front door to...

Entrance porch

UPVC double glazed windows either side of door, quarry tiled flooring, wall light, glazed wooden front door to...

Entrance hall

Two windows either side of front door, laminate flooring, large under stairs cupboard housing electrics and gas meter, radiator, picture rail.

Reception one

Double glazed bay window to front aspect, original feature fireplace with wooden surround, tiled insert and hearth with coal effect fire insert, radiator, wood flooring.

Reception two

Original tall wooden fireplace with marble backing and hearth, picture rail, laminate flooring, radiator, windows with Georgian style windows and double doorway to...

Conservatory

Double glazed conservatory with windows to all sides and French doors to garden, tiled flooring, electric wall mounted heater, radiator.

Kitchen

Large kitchen dining room with three walls of work surfaces which have drawers and cupboards below, matching wall units and tall larder unit, built-in eyelevel oven, electric hob with integrated cooker hood above, stainless steel sink with chrome mixer tap, integrated washing machine, space for undercounter fridge and freezer integrated dishwasher, tiled splashback and tiled flooring, Velux windows, cupboard housing gas central heating boiler, UPVC double glazed French doors to garden, radiator, wooden part glazed door to front access, door to...

Shower Room (Downstairs)

White three piece suite comprising wall hung wash hand basin with modern chrome mixer tap, quadrant shower enclosure with chrome shower fittings, low level WC with pushbutton flush, chrome radiator stroke towel rail, tiled wall and flooring, extractor fan, ceiling downlights, UPVC double glazed window to side aspect.

Stairs to 1st floor landing

Picture rail.

Bedroom one/Master Suite

Divided into two area. There is a large rear area with UPVC French doors opening onto a Juliet balcony overlooking the garden, further window to side aspect, the front area has a UPVC double glazed bay window and further matching door to side flat roof, radiator, sliding door to...

Ensuite Shower Room.

Modern white three-piece suite comprising wall hung vanity wash hand basin with modern chrome mixer tap, large shower enclosure with chrome shower fittings, low level WC with pushbutton flush, tiled wall and flooring, chrome radiator/towel rail.

Bedroom two

Double glazed bay window to front aspect, original fireplace with tiled backing and hearth, fitted wardrobes and shelving, radiator, picture rail.

Bedroom three.

Wall of fitted wardrobes, UPVC double glazed window overlooking garden, radiator.

Bedroom four

Double glazed window to front aspect, picture rail, radiator.

Bedroom five

Fitted wardrobes, double glazed window overlooking garden, picture rail, radiator.

Bathroom

White four piece suite comprising panel enclosed corner bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, shower enclosure with chrome shower fittings, low level WC with pushbutton flush, tiled walls and flooring, double glazed window to side aspect, ceiling downlights, radiator/rail.

Stairs to 2nd floor landing

Door to

Wrap around Luxury loft space with Velux windows and storage to eaves.

Garden

Approximately 120 foot in length mainly laid to lawn. There is a disused swimming pool to the rear of the garden, and some of the garden has been slightly fenced off for the side Annex.

ANNEX

Self contained annex with own private entrance. However a door was once in the hallway of the main house and could easily be reinstated if desired.

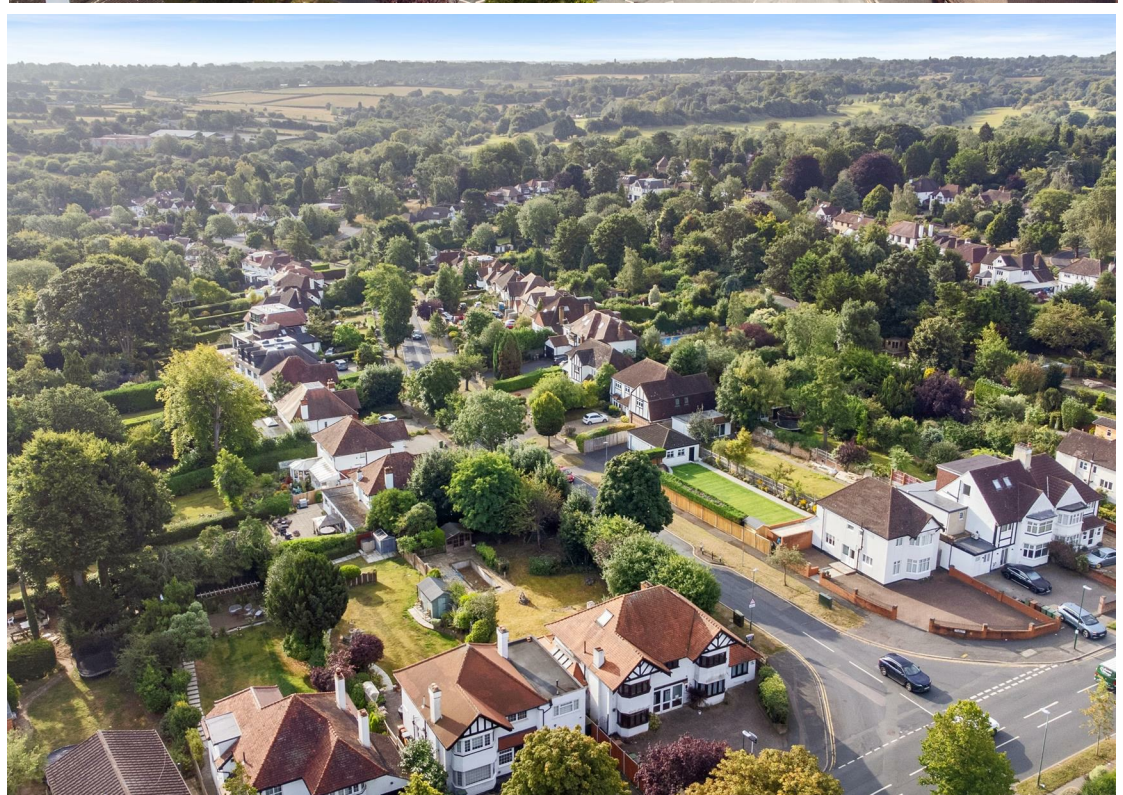
We have not yet had access to the Annex but believe it consists of front door to small hallway, kitchen, lounge, bedroom and bathroom. There are French doors from the lounge at the rear to the garden which has been partly fenced off from the main garden.

Front

Attractive block paved carriage driveway providing parking for many cars, outside light.



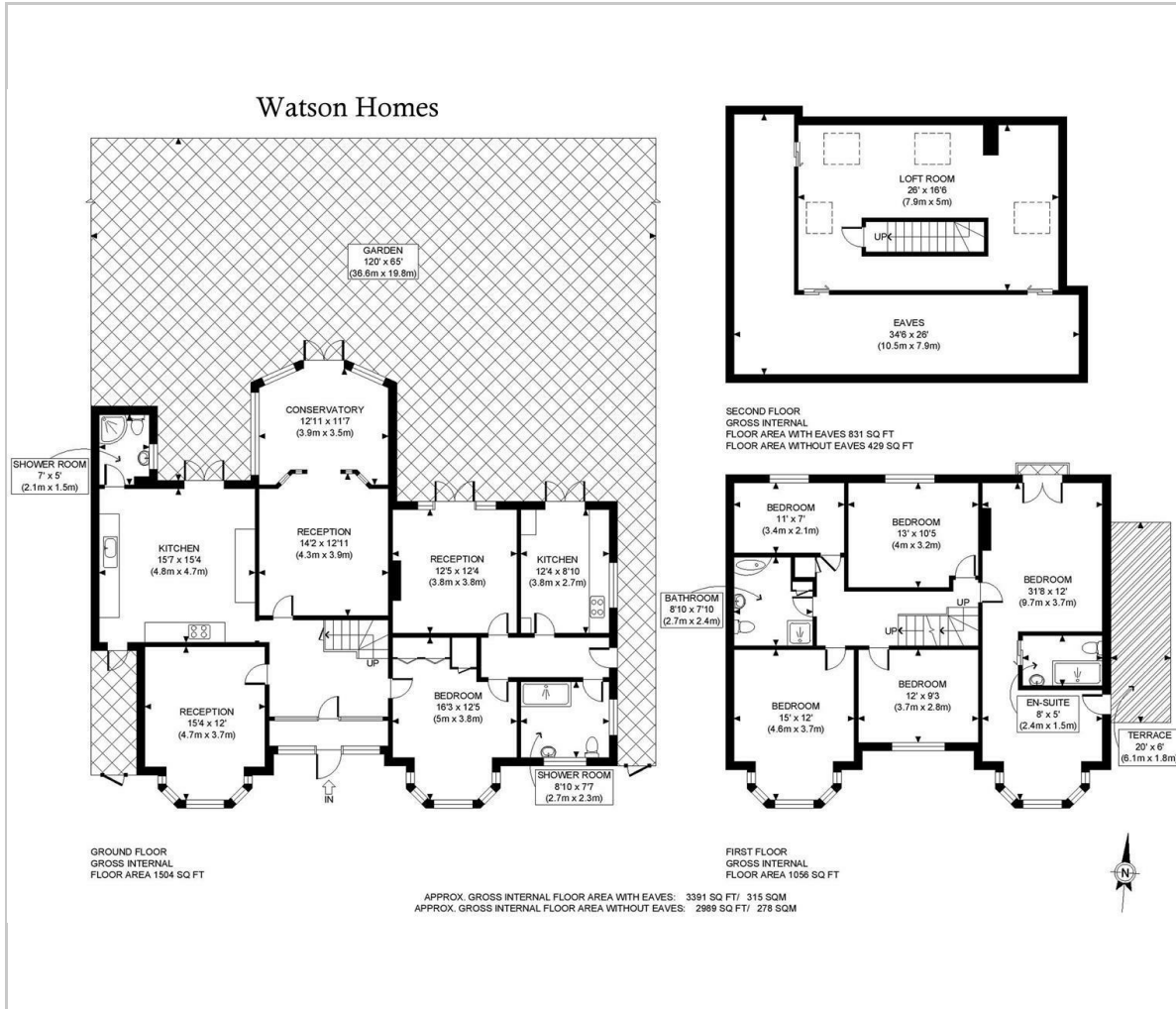








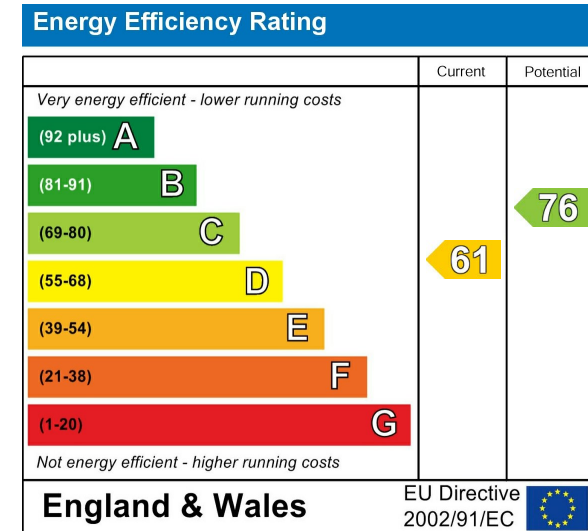
Floor Plan



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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