



8 Duke Street, Sutton, SM1 3RU

Guide price £495,000



WH WATSON HOMES
Estate Agents

8 Duke Street, Sutton, SM1 3RU

Nestled within a sought after cul-de-sac and boasting its own use of a parking space is this charming two bedroom Victorian terraced house, benefitting from a spacious newly fitted kitchen.

The property is situated within close proximity to a popular park, allotments, local amenities, transport links, and exceptional schools, this residence offers a harmonious blend of convenience and prestige.

Accommodation

Sheltered entrance, tiled step, obscure part double glazed front door to..

Entrance hall

Wood flooring, wall mounted digital thermostat, ceiling cornice and decorative mouldings, single panel radiator

Lounge

UPVC double glazed bay window to front aspect, single panel radiator, wood flooring, feature cast fireplace, coved ceiling and ceiling rose.

Dining room

Feature fireplace with log burner, single panel and double panel radiators, wood flooring, UPVC double glazed window to rear aspect, large under stairs storage cupboard, coved ceiling and ceiling rose, open plan to..

Kitchen

Modern range of fitted wall units with matching cupboards and drawers below, marble effect worktops with inlaid stainless steel sink and chrome mixer tap, inlaid induction hob with oven/grill below and pull out extractor fan above, space and plumbing for dishwasher and washing machine, space for tall standing fridge/freezer, cupboard housing "Worcester" combination boiler, wood flooring, single panel radiator, UPVC double glazed windows to side rear aspects, Velux window and stable door to garden.

Stairs to 1st floor landing

Loft access.

Bedroom one

UPVC double glazed windows to front aspect, two double panel radiators, open fireplace, wood flooring, built in wardrobe.

Bedroom two

UPVC double glazed window to rear aspect, wood flooring, double panel radiator, ceiling rose.

Bathroom

White suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, double panel radiator, wood flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

Rear garden

Paved patio areas with well-stocked flowerbeds bordering, garden shed, fence enclosed, outside tap.

Front

Use of bay parking located opposite the property.

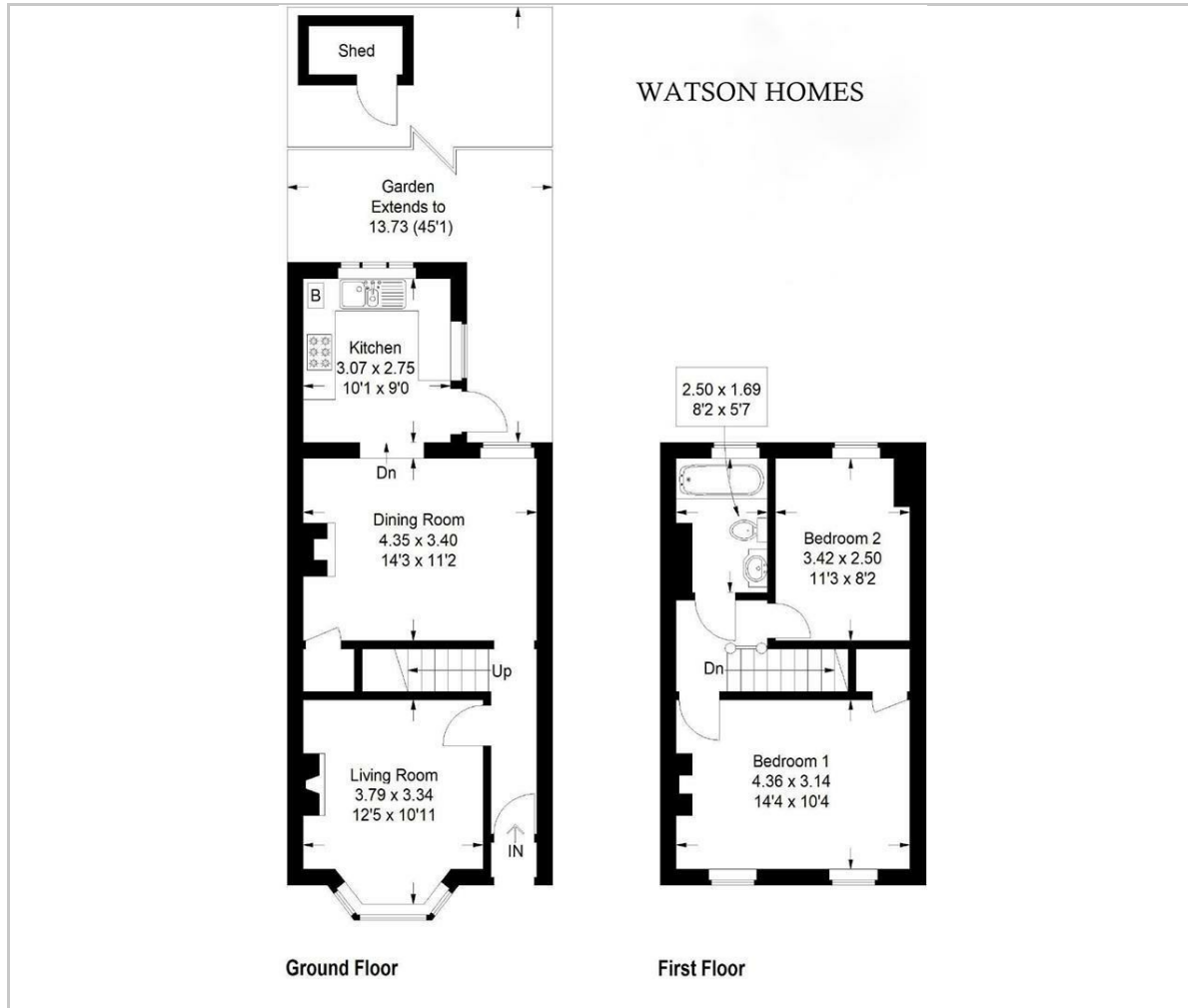




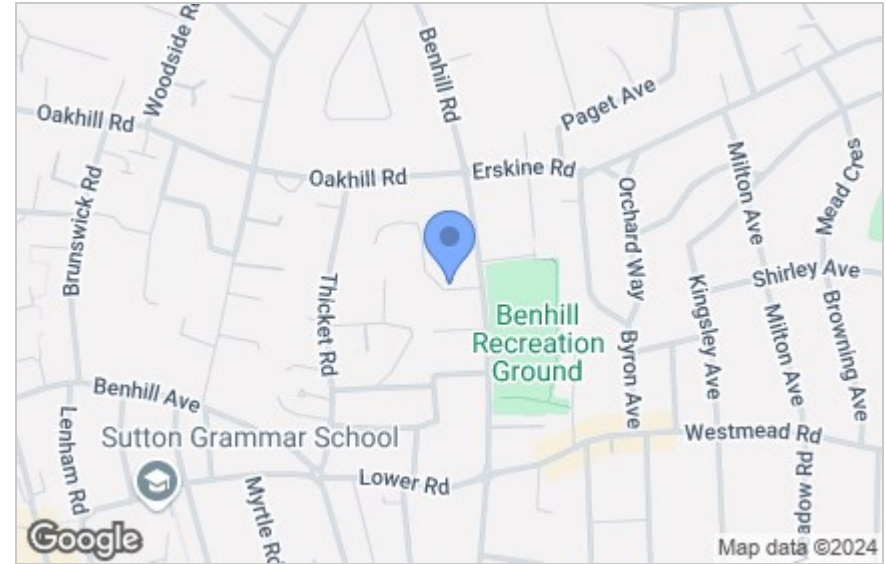




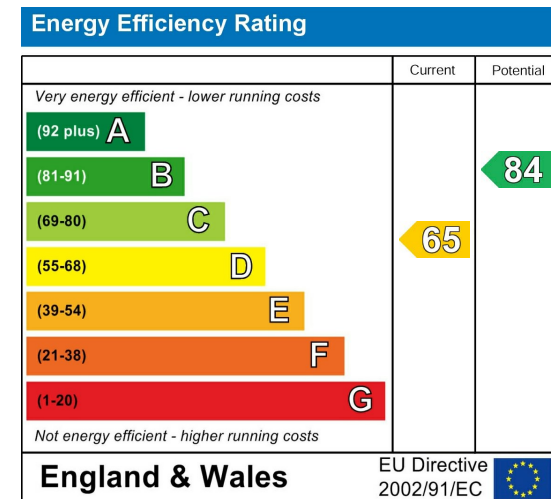
Floor Plan



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.

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.