



4 Downs Road, Sutton, SM2 5NR



Guide price £500,000

WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this charming two double bedroom extended home. The property benefits from an open plan kitchen/diner, two further reception rooms, a spacious four piece bathroom suite and a pretty rear garden.

The property is located in a popular South Sutton location with direct access to the A217 & M25 and within a short walk to Belmont Village shops, restaurants, bus routes and The Royal Marsden Hospital.

Accommodation
Part double glaze wooden front door to..

Entrance hall
Wooden door to..

Lounge
UPVC double glazed window to front aspect, fitted wooden shutters, double panel radiator, wall mounted thermostat, large under stairs storage cupboard, fitted shelving and storage cupboards, feature cast iron fireplace, open plan to..

Dining room
Quarry tiled flooring, dado rail, two double panel radiators, fitted shelving and cupboards, open fireplace, open plan to..

Kitchen/breakfast room
Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid ceramic





sink and chrome mixer tap, integrated oven/grill, space and plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer, inlaid electric hob, tiled splash back, UPVC double glazed windows and doors to rear aspect, quarry tiled flooring, large fitted storage cupboards.

Stairs to 1st floor landing
Loft access.



Bedroom one
UPVC double glazed window to front aspect, stripped floorboards, double panel radiator, recess with built-in wardrobe and window to front.

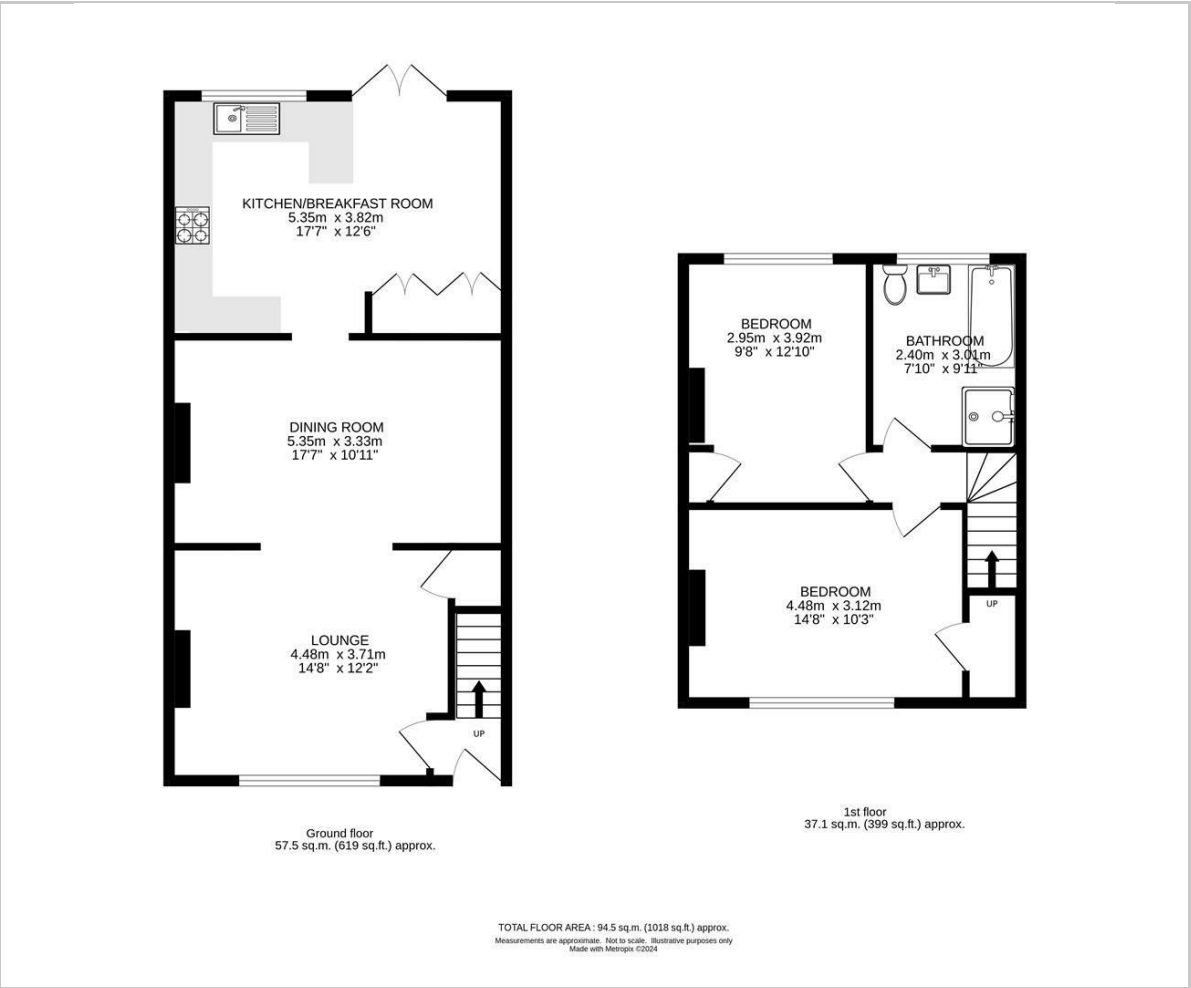
Bedroom two
UPVC double glazed window to rear aspect, double panel radiator, feature cast iron fireplace, fitted wardrobe, coved ceiling.



Bathroom
Spacious four piece suite comprising panel enclosed bath with chrome taps, tiled cubicle with thermostatic shower, large wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel rail, tiled flooring, UPVC double glazed window to rear aspect.

Rear garden - approximately 80ft (South Westerly aspect)
Large paved patio area with footpath to rear, sheltered seating area with well-stocked flowerbeds bordering, rear access, fence and brick wall enclosed, garden shed, outside tap.

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.

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Area Map



Energy Efficiency Graph

