



49 Shirley Avenue, Sutton, SM1 3QT



Guide price £600,000

WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this popular style three bedroom family home. The property offers two good size reception rooms, a utility room, a downstairs WC, a stunning rear garden, a garage, off street parking and no onward chain.

The property is located in the sought after Poets Estate, with popular schools in the area consisting of St Philomena's, Greenshaw, Sutton Grammar and Sutton High School GDST as well as St Marys Primary, Manor Park Primary School & Robin Hood Infants School to name a few. There is the lovely Grove Park, Carshalton Village with its parks and ponds which offers local green space to enjoy. Carshalton rail station offering both Southern & Thameslink services is within a mile radius.



Accommodation

- UPVC double glazed leaded light sliding door to..
- Entrance porch
- Tiled effect step, obscure part glazed wooden front door to..
- Entrance hall
- Oscar glazed leather light window to front aspect, double panel radiator, picture rail, wall mounted thermostat.
- Dining room
- UPVC double glazed leaded light bay window to front aspect, single panel radiator, fireplace with wooden mantle piece, picture rail.
- Lounge
- Double glazed sliding doors to rear aspect, double panelled radiator, fireplace with tiled surround, picture rail.



Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, space for fridge/freezer, wall mounted boiler, access to under stairs storage, tiled effect flooring, part tiled walls, double glazed window to rear aspect and door to side.

Utility area

UPVC double glazed window and door to rear aspect, space and plumbing for washing machine and tumble dryer, tiled effect flooring, access to garage.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome taps, extractor fan.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, loft access, picture rail.

Bedroom one

UPVC double glazed leaded light bay window to front aspect, single panel radiator, picture rail, fitted wardrobes.

Bedroom two

Double glazed window to rear aspect, single panel radiator, picture rail, fitted wardrobes.

Bedroom three

UPVC double glazed leaded light window to front aspect, single panel radiator, picture rail.

Bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with storage cupboard below, single panel radiator, wood effect flooring, part tiled walls, obscure UPVC double glazed window to rear aspect.

Separate WC

Consisting of low-level push button flush WC and obscure double glazed window to side.

Rear garden approximately 75ft

Block paved patio area leading to lawn section with mature shrubs and plants bordering, wooden summer house, fence enclosed, outside tap.

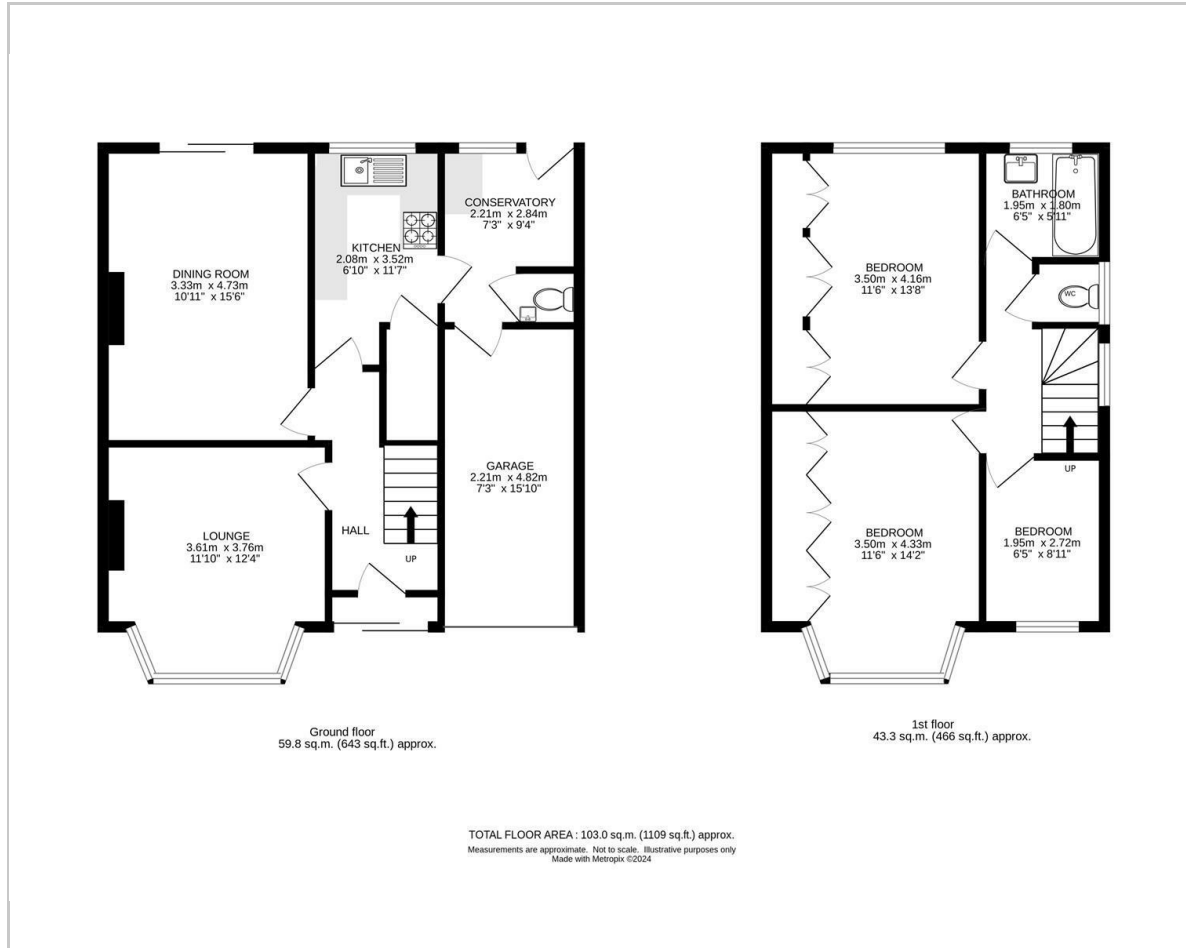
Garage at side

Up/over door at front with power and light.

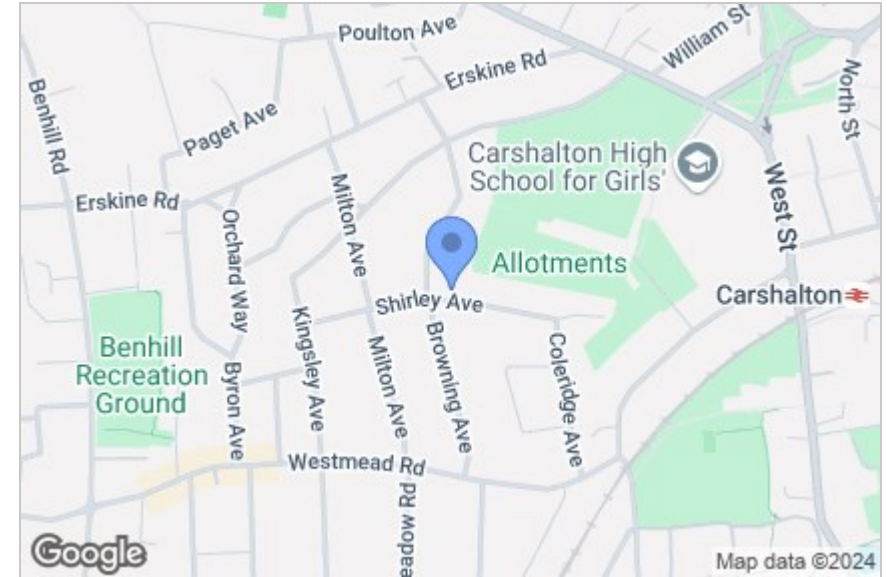
Front

Hardstanding, providing off street parking with lawn area at side and gated front access.

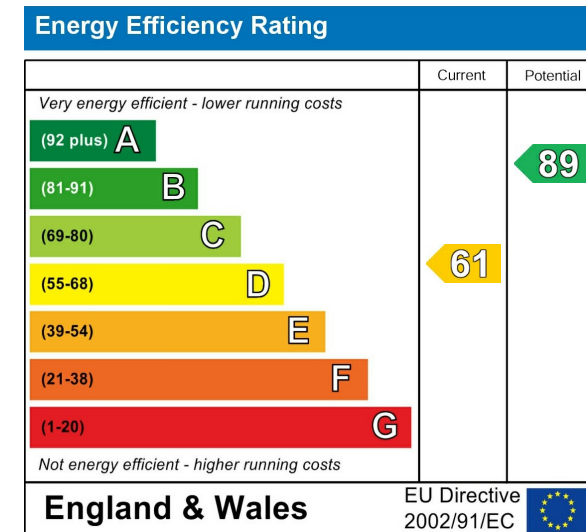
Floor Plan



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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