



26 Waterloo Road, Sutton, Surrey, SM1 4LW

Guide price £685,000



**WH WATSON HOMES**  
Estate Agents

## 26 Waterloo Road, Sutton, SM1 4LW

Watson Homes are delighted to offer this three double bedroom, two bathroom extended family home. This spacious property benefits from a 14ft kitchen, two reception rooms, a downstairs WC, larger than average garden space, a log cabin and ample off street parking. \*SUBSTANTIAL SIDE PLOT\*

The property is perfectly located for many highly regarded primary and secondary schools in walking distance and with Sutton, Carshalton Beeches and Carshalton Stations all under a mile away.

### Accommodation

UPVC double glazed entrance porch

Tiled step

Wooden front door to..

Entrance hall

Solid oak flooring, modern radiator, under stairs storage recess and cupboard.

Dining room

UPVC double glazed windows to front aspect, covered radiator, coved ceiling, solid oak flooring

Lounge

UPVC double glazed windows to side aspect, modern radiator, coved ceiling.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid ceramic sink and chrome mixer tap, inlaid gas hob with oven/grill below and pull out extractor fan above, integrated dishwasher, integrated fridge/freezer, wood effect flooring, space and plumbing for washing machine, UPVC double glazed window and door to rear aspect.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboards below, modern radiator, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing

Bedroom three

UPVC double glazed window to side aspect, double panel radiator.

Bedroom two

UPVC double glazed windows to front aspect, fitted wardrobes, double panel radiator.

Bathroom

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

Stairs to 2nd floor

Main bedroom

Two Velux windows to front aspect and UPVC double glazed window to rear, fitted wardrobes and eaves storage, double panel radiator.

Ensuite shower room

Luxury suite consisting of large cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel rail, shaver point, extractor fan, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

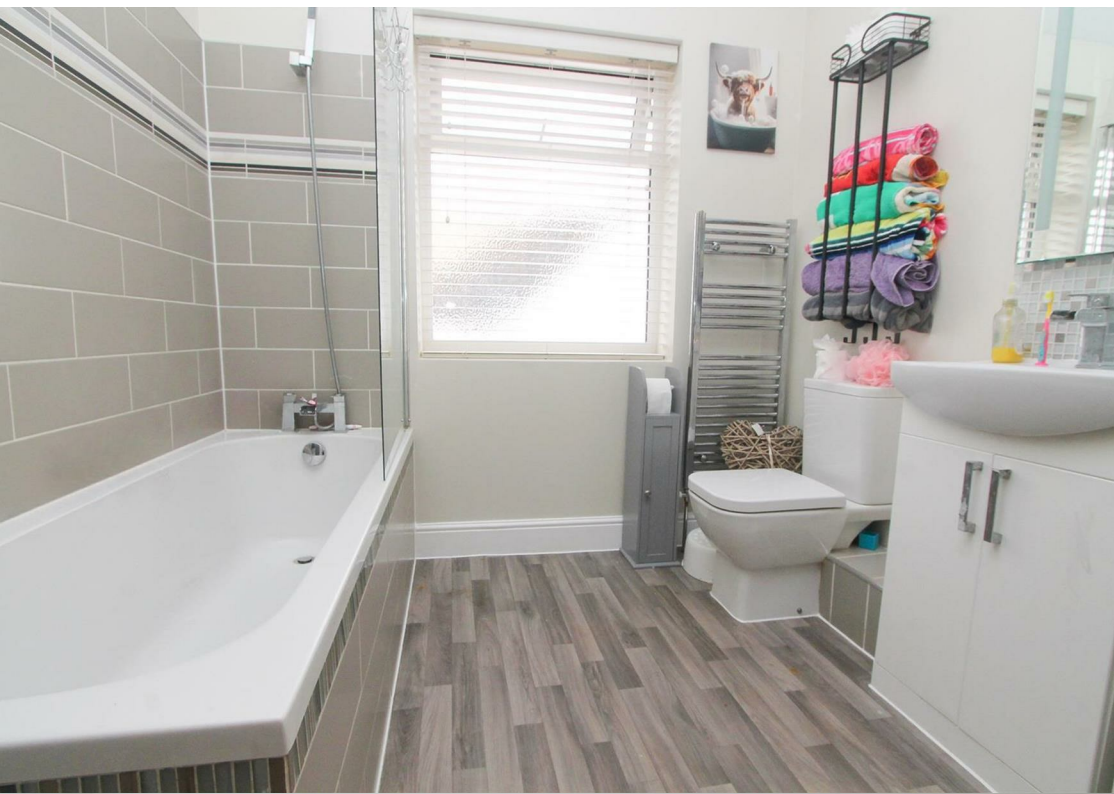
Rear and side gardens

Large wraparound sandstone patio area leading to artificial lawn section, barbecue area with side storage, outside butler sink and water supply, detached log cabin and feature Koi pond, gated side access and further off-street parking, fence and brick wall enclosed.

Front

Block paved driveway providing off street parking.

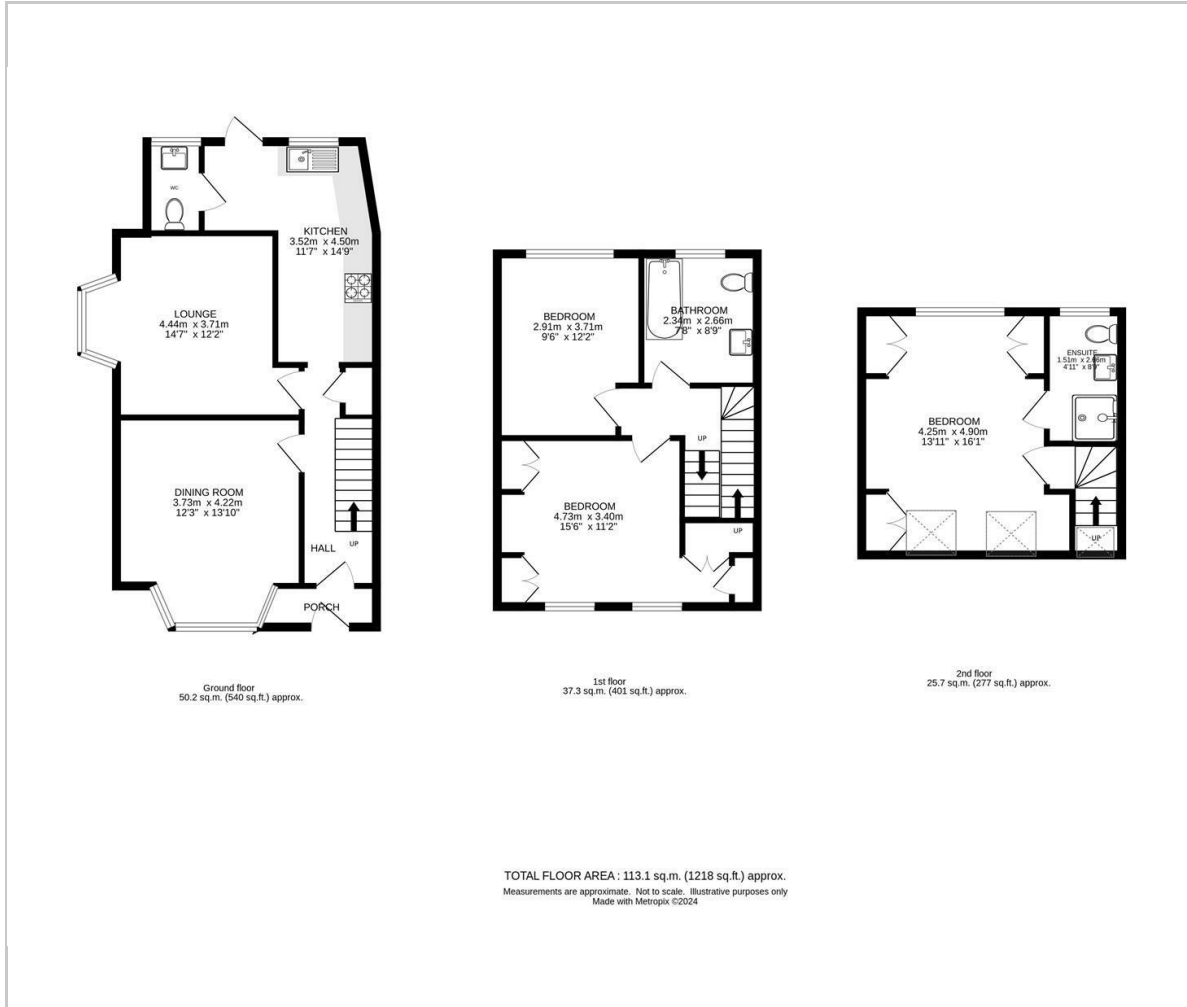




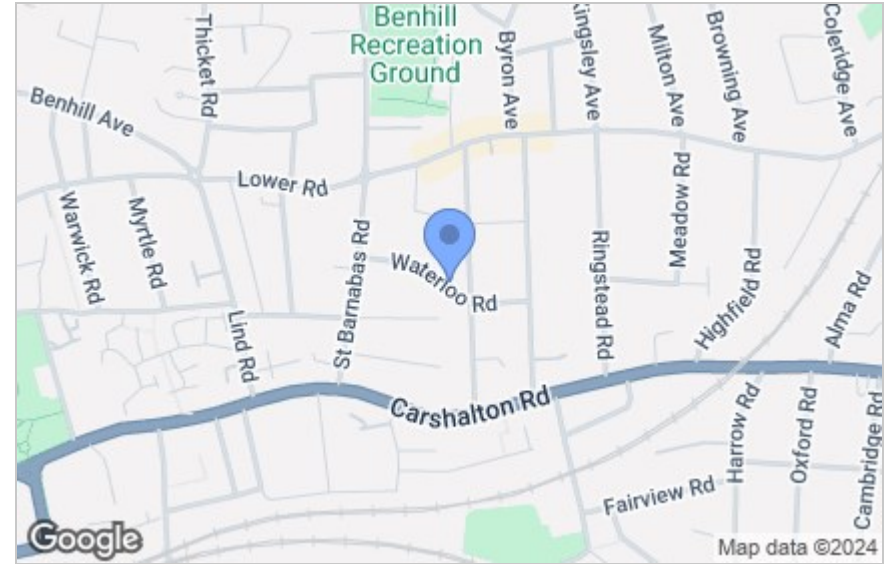




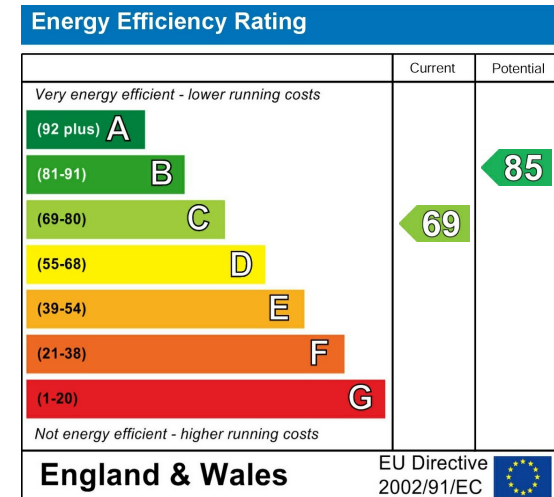
## Floor Plan



## 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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