



18 Avenue Road

Sutton, SM2 6JD

Guide price £330,000



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Nestled in the heart of the sought-after Avenue Road in Belmont, Sutton, this exquisite two-bedroom flat offers a luxurious living experience. Situated on the first floor of a purpose-built development, this property exudes elegance and style.

Upon entering, you are greeted by an inviting reception room, perfect for entertaining guests or simply relaxing in style. The well-appointed kitchen and spacious reception/dining room provides a versatile space for various activities.

The apartment comprises two bedrooms, offering comfort and privacy. The main bedroom features an en-suite bathroom for added convenience, complementing the family bathroom also present in the property. The inclusion of underfloor heating ensures warmth and comfort throughout the home.

This flat is not only aesthetically pleasing but also practical, with bespoke fitted wardrobes providing ample storage space. Air-conditioning adds a touch of luxury, ensuring a pleasant environment year-round.

Convenience is key with allocated parking for one vehicle, making trips to nearby Belmont Train Station, Sutton Mainline Station, and Sutton Town Centre a breeze. Here, you'll find an abundance of amenities including shops, restaurants, and bars, catering to your every need.

In summary, this property on Avenue Road presents a rare opportunity to own a sophisticated and well-equipped flat in a prime location. Don't miss your chance to experience the best of Sutton living in this stunning apartment.

Accommodation

Security video entry phone system and door to..
Communal entrance
Stairs to 2nd floor





Wooden front door to..

Entrance hall
Oak flooring, wall mounted alarm panel and video entry phone system.

Lounge/diner/kitchen 20'8 X 14'10

Kitchen area
Range of fitted wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, inset gas hob with oven/grill below and extractor fan above, integrated dishwasher and washing machine, space for American style fridge/freezer, UPVC double glazed windows to side aspect, oak flooring with under floor heating, cupboard housing "Worcester" combination boiler and cupboard housing mega flow system.

Lounge area
UPVC double glazed windows to rear aspect, oak flooring with under floor heating, wall mounted air-conditioning unit (hot/cold).

Bedroom one 13'4 X 8'5
UPVC double glazed window to side aspect, fitted wardrobes, under floor heating.



Ensuite shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low level push button flush WC, tiled wall, extractor fan, heated chrome towel rail, tiled flooring with underfloor heating.

Bedroom two 10'2 X 9'1
UPVC double glazed window to side aspect, fitted wardrobes, wall mounted air-conditioning unit (hot/cold).

Bathroom
Comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer and storage cupboard below, low-level push button flush WC, tiled walls, extractor fan, heated chrome towel, tiled flooring with underfloor heating.

Outside
Sheltered residents permit parking.



Floor Plan

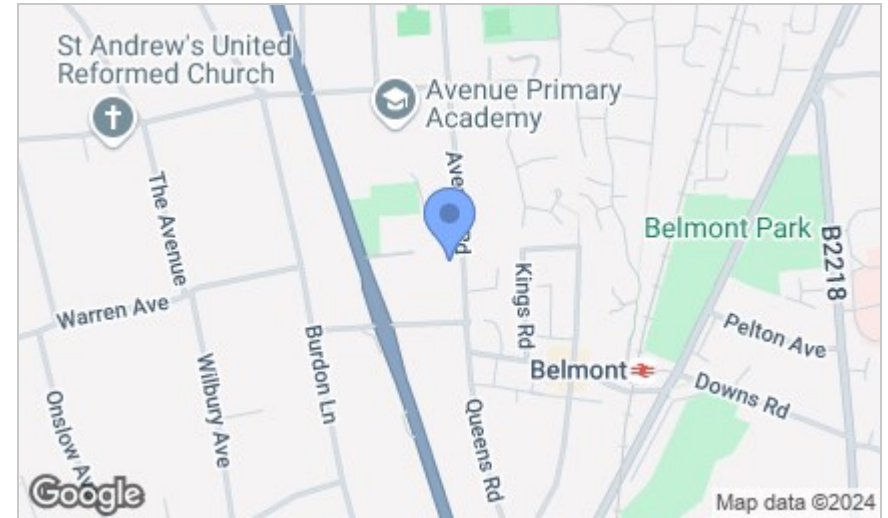


Viewing

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

