



251 Brighton Road, Sutton, SM2 5ST

Guide price £749,950



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this charming halls adjoining Victorian family home overlooking Belmont Park, offering spacious and versatile accommodation throughout. The property boasts five double bedrooms, four bathrooms, a utility room, an 18ft kitchen/breakfast room, a pretty rear garden and off street parking.

The property is located in the much sought-after area of Sutton. This is a leafy area around a mile of Sutton town centre with its excellent shopping facilities, bars and restaurants. It's close to Belmont village with good schools close by and easy access to the mainline train station to Victoria and a good bus service to Sutton and beyond, Sutton mainline station is also within a mile with fast and frequent rail services to London terminals. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 25 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Accommodation

Stained glass wooden front door to..

Entrance porch

Ornate tiled flooring, part glazed wooden front door to..

Spacious entrance hall

Solid wood flooring, decorative mouldings and ceiling roses, dado rail, storage recess, single pedal radiator.

Lounge

UPVC double glazed sash bay windows to front aspect with secondary glazing and parkland views, ceiling cornice, picture rail, ceiling rose, open fireplace with fitted stove, double wooden doors to..

Dining room

UPVC double glazed windows to side and rear aspects, feature cast iron fireplace, ceiling cornice and ceiling rose, picture rail, single panel radiator.

Kitchen/breakfast room

Range of fitted wooden units with matching cupboards and drawers below, granite worktops with laid stainless steel sink and chrome mixer tap, integrated dishwasher, inlaid five ring gas hob with extractor fan above, integrated oven/grill, tiled flooring, feature cast iron fireplace, single panel radiator, UPVC double glazed windows to side and rear aspects.

Utility room

Granite worktops with Butler sink and mixer tap, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, tiled flooring, single panel radiator, UPVC double glazed window to side aspect door to garden.

Downstairs shower room

Consisting of tiled walk in cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel, single panel radiator, tiled flooring, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing

Large storage cupboard, dado rail.

Bedroom one

UPVC double glazed window to rear aspect, double panel radiator, ceiling rose, loft access.

Ensuite shower room

Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated towel rail, tiled walls, shaver point, obscure UPVC double glazed window to side aspect.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bedroom three

UPVC double glazed sash windows to front aspect with secondary glazing and parkland views, double panel radiator, ceiling cornice and ceiling rose.

Bathroom

Three piece suite comprising panel enclosed corner bath with Victorian style chrome mixer tap and shower attachment, obscure UPVC double glazed window to side aspect, pedestal wash hand basin with chrome mixer tap, low level push button flush WC, shaver point, heat towel rail, tiled walls, tiled flooring.

Stairs to 2nd floor landing

Velux window, single panel radiator, dado rail, loft access.

Bedroom four

Velux window to front aspect, access to storage, fitted wardrobe, double panel radiator.

En suite shower room

Consisting of thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, part tiled walls, tiled flooring, heated towel rail, UPVC double glazed window to side aspect.

Bedroom five

UPVC double glazed window to side aspect and window to rear, access to large eaves storage, fitted wardrobe, single panel radiator.

Rear garden - approximately 80ft

Large sandstone paved patio area leading to artificial lawn section and further seating area at rear, brick built barbecue, garden shed, gated side access, outside tap, fence enclosed.

Front

Paved driveway with brick wall border providing off street parking.





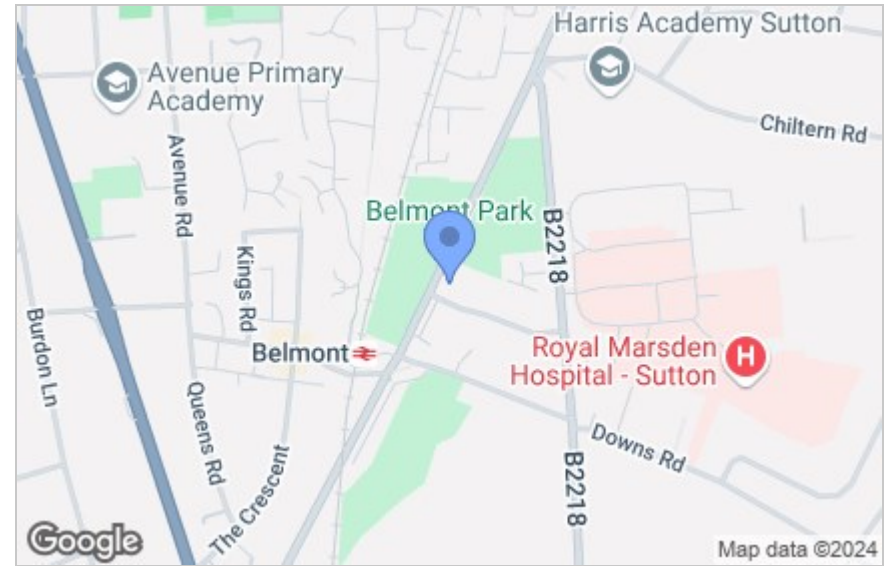




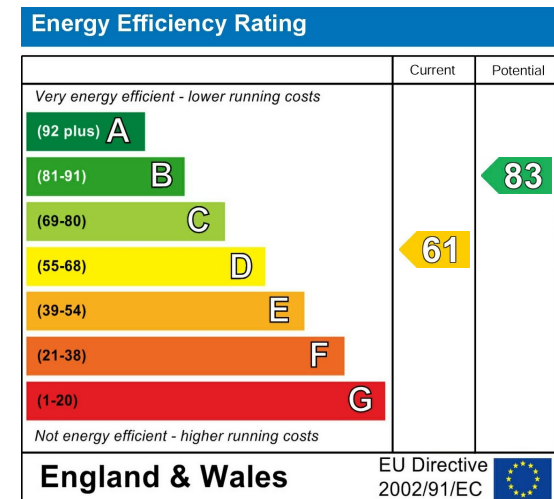
Floor Plan



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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