



37 Prior Avenue, Sutton, SM2 5HY

Guide price £935,000



WH WATSON HOMES
Estate Agents

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SIMPLY STUNNING!!! Watson Homes are delighted to offer this immaculately presented five bedroom, three bathroom, extended family home. The property offers a wealth of accommodation including a large open plan kitchen/diner/family room, a utility room, a downstairs WC, a pretty rear garden and ample off street parking.

Situated in a prime South Sutton/ Carshalton Beeches location with all the local amenities the parade has to offer including the local Butcher, cafes and restaurants, barbers, hairdressers, nail bars, fish and chips shop, dentists and gift shops among others. The local Bakers in Beeches Avenue is also a favourite with all the locals. Also centrally located for many great schools in the area. Ideally situated for commuting into London with Carshalton Beeches Mainline Station only a short walk away.

Accommodation
UPVC double glazed entrance porch
Tiled step
Part double glazed leaded light front door to..

Spacious entrance hall
Stained glass leaded light windows to front aspect, modern radiator, oak flooring, coved ceiling, wall mounted “nest” heating control, under stairs storage cupboard.

Lounge
UPVC double glazed bay window to front aspect, modern radiator, feature cast iron fireplace, coved ceiling.

Open plan kitchen/diner/family room
UPVC double glazed windows and sliding doors to rear aspect, Velux windows either side, oak flooring with under floor heating, fireplace with granite surround, modern radiator.

Kitchen area
Range of fitted gloss wall units with matching cupboards and drawers below, quartz worktop with inlaid “Blanco” sink and “Quooker” hot tap, space for large gas range cooker with extractor fan above, integrated “Bosch” microwave and dishwasher, bin storage, tiled flooring with under floor heating, space for American style fridge freezer, large storage cupboard, UPVC double glazed window to rear respect and to Velux windows at side.

Utility room
Range fitted wall units with matching cupboard space below, wooden work top with inlaid “Franke” stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, tiled flooring with under floor heating, access to garage and door leading to Garden

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, part tiled walls,tiled flooring, extractor fan.

Stairs to 1st floor landing
Spacious storage cupboard housing “Vaillant”boiler.

Bedroom two
UPVC double glazed bay window to front aspect, modern radiator, built-in wardrobes and fitted dressing table.

Bedroom three
UPVC double glazed window to rear aspect, modern radiator.

Bedroom four
UPVC double glazed window to front aspect, modern radiator, loft access with pulldown ladder.

Bedroom five
UPVC double glazed window to front aspect, modern radiator.

Family Bathroom
Luxury four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower and hand attachment, large wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring with underfloor heating, extractor fan, obscure UPVC double glazed window to rear aspect, mirrored wall cabinet with shaver point.

Separate shower room
Luxury suite 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, modern heated towel rail, extractor fan, obscure UPVC double glazed window to rear aspect, mirrored wall cabinet with shaver point.

Stairs to 2nd floor
Velux window to front aspect.

Main bedroom
UPVC double glazed window to rear aspect and two Velux windows at front, built in wardrobes and eaves storage, modern radiator.

Ensuite bathroom
Luxury four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, large tiled cubicle with thermostatic shower and hand attachment, basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, tiled walls, tiled flooring with underfloor heating, heated chrome towel rail, extractor fan, shaver point.

Rear garden (South East facing) Approximately 90ft Large paved patio area leading to lawn section with shrubs at side and further seating area at rear, fence enclosed, outside power and water supply.

Garage at side
Power and water supply, with roller shutter door at front.

Front
Block paved driveway providing off street parking.

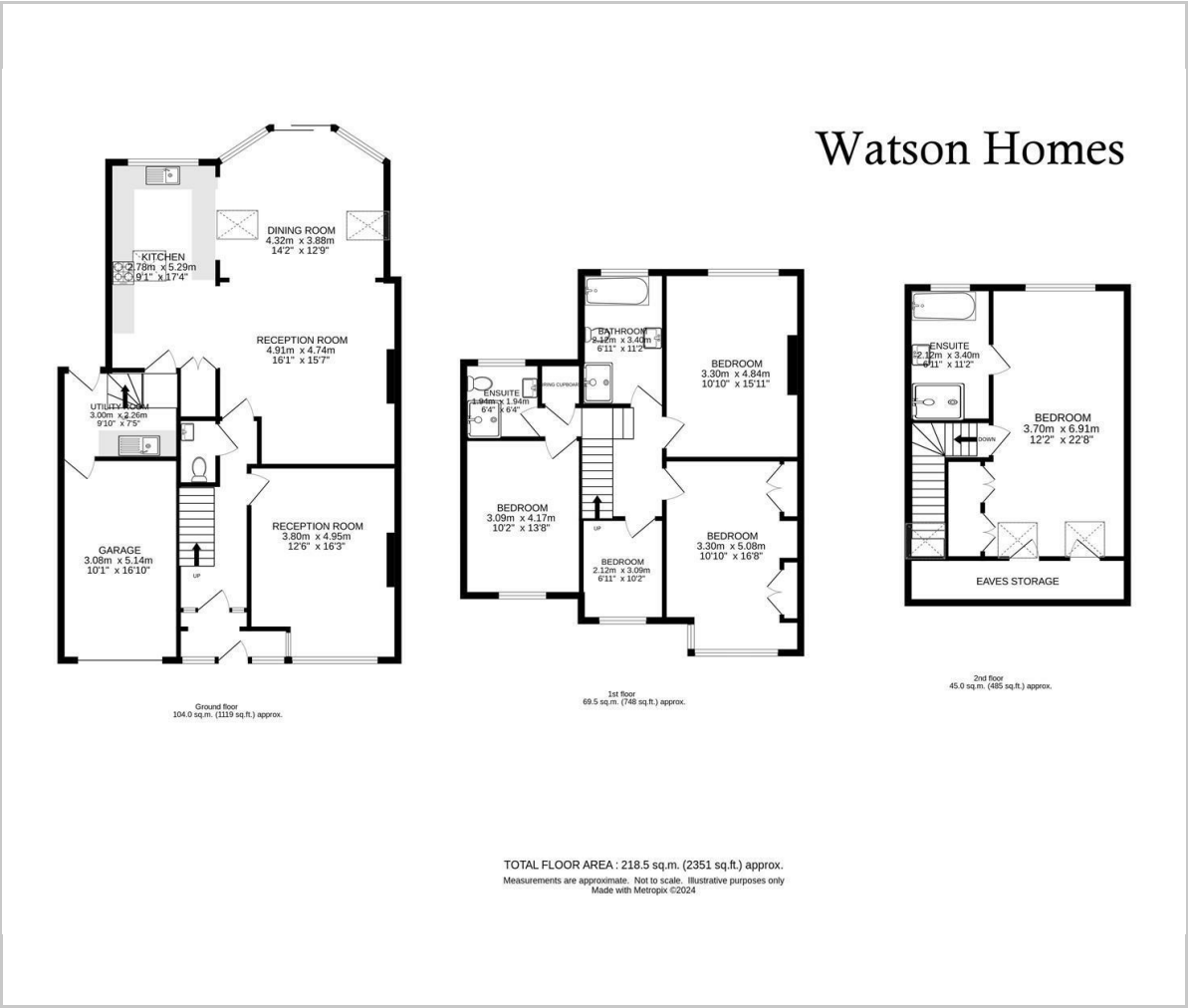








Floor Plan

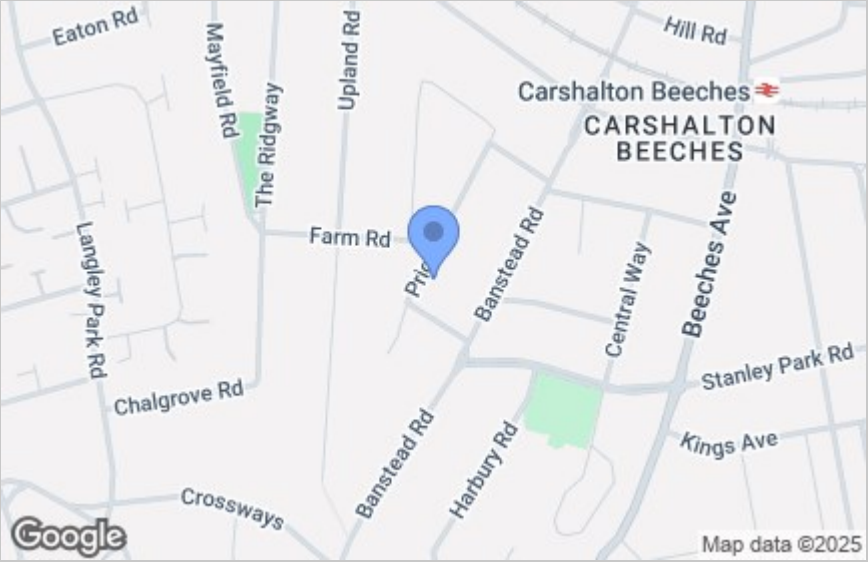


Viewing

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

