



Flat 2 The Briar, 43 Thicket Road, Sutton, SM1 4QY

Asking price £425,000



**WH WATSON HOMES**  
Estate Agents



## 43 Thicket Road, Sutton, SM1 4QY

Don't miss out on this immaculately presented two bedroom modern apartment offering a luxurious and spacious living experience, with generous room sizes, two double bedrooms, two bathrooms (one en-suite) and a private balcony overlooking the communal gardens. The modern finishes and thoughtful layout create an inviting atmosphere throughout. This property is a perfect choice for those seeking comfort and style in a convenient location close to Sutton town centre and a wide choice of shops, cafes and restaurants close by.

The property provides secure gated entry and allocated parking, adding an extra layer of safety and peace of mind. This beautiful home combines elegance with practicality in a sought-after location. With its luxurious features and spacious design, this property is sure to impress.

### Accommodation

Security phone entry system, secure gated entry.

#### Entrance Hall

Security phone entry system, built-in storage cupboard.

#### Bathroom

Luxury three-piece suite comprising of panel enclosed bath with shower screen, thermostatic shower, wall mounted vanity wash hand basin with chrome mixer tap, enclosed WC, extractor fan, heated chrome towel rail, electric ceiling heating, tiled flooring and walls.

#### Kitchen

Range of modern white gloss fitted kitchen units and drawers, Quartz worksurface, inset stainless steel sink with mixer tap, integrated oven and microwave, electric hob and chrome extractor hood, integrated dishwasher, utility cupboard with space and plumbing for washing machine, Dimplex invented water cylinder, integrated fridge freezer, double glazed window to side aspect, electric ceiling heating.

#### Living Room

Fitted carpet, electric ceiling heating, double glazed French doors and windows with bespoke fitted shutters opening out to private balcony.

#### Bedroom One

Fitted carpet, electric ceiling heating, built in wardrobe, double glazed window to rear aspect with bespoke fitted shutters, door to

#### En suite Shower Room

Corner shower cubicle with thermostatic shower, enclosed WC, wall mounted vanity wash hand basin with chrome taps, heated chrome towel rail, tiled walls and flooring, extractor fan

#### Bedroom Two

Fitted carpet, electric ceiling heating, double glazed window to rear aspect.

#### Outside

Secure gated entry, undercover allocated parking space, communal garden.











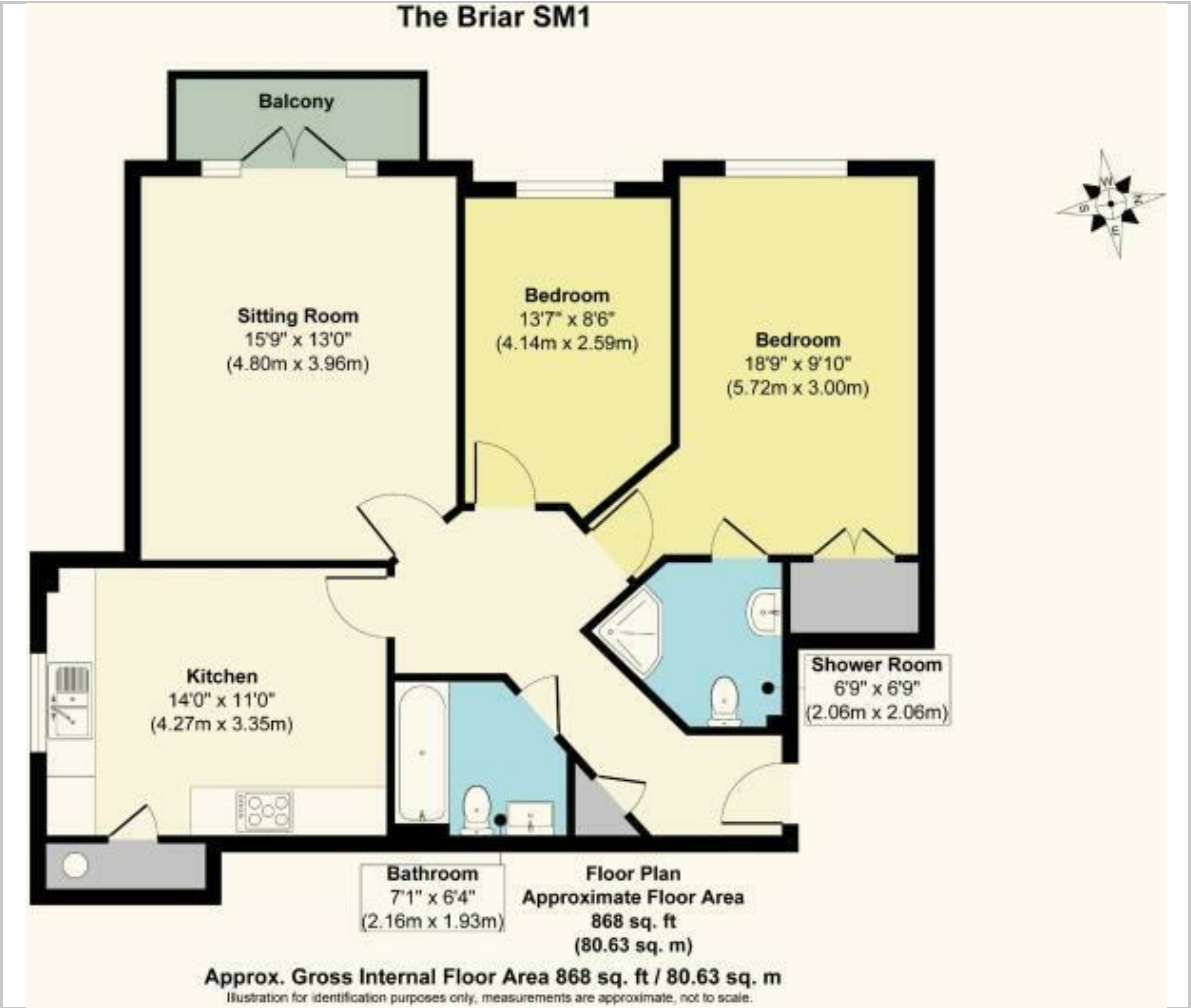








Floor Plan

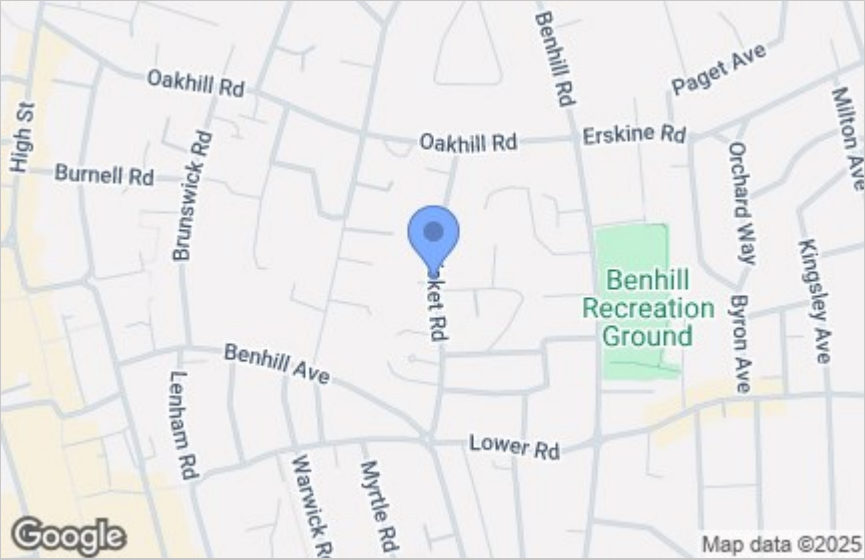


Viewing

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

