



107 Upland Road, Sutton, SM2 5JA

Offers over £1,250,000



WH WATSON HOMES
Estate Agents

107 Upland Road, Sutton, SM2 5JA

OVER 2700 sq ft Location, location, location! This characterful property is situated in one of the more desirable roads in South Sutton. It sits on a bold corner plot at the quiet end of a cul-de-sac, offering a substantial frontage and pretty outlook. This charming property offers a wealth of accommodation boasting six bedrooms, a large kitchen/diner, two further spacious reception rooms, a utility room, cellar, pretty gardens and ample off-street parking.

As you arrive, you'll be greeted by a vast paved driveway with off-street parking for multiple cars and sweeping lawn. This home is truly captivating with its elegant exterior and a promise of a warm and welcoming interior.

Ideally situated for local schools including Barrow Hedges and Devonshire Primary Schools as well as Seaton House School and Harris Academy. Early viewings are highly recommended.

Accommodation

Covered entrance
Part glazed wooden front door to..

Spacious entrance hall
UPVC double glazed leaded light windows to front and side aspects, two large storage cupboards, double panel radiator, wall mounted thermostat, access to cellar, plate rack and wood panelling.

Lounge
UPVC double glazed leaded light bay window to front aspect, double panel radiator, open fireplace with tiled surround and wooden mantle piece, picture rail, ceiling cornice.

Family room
UPVC double glazed light window to side aspect and double doors at front and rear, open fireplace with tiled surround and wooden mantle piece, double panel radiator, serving hatch, picture rail, ceiling cornice.

Kitchen/diner
Kitchen area
Range of fitted wooden wall units with matching cupboards and drawers below, solid worktops with in laid one and one half bowl stainless steel sink and chrome mixer tap, island with breakfast bar, space for large gas range cooker, space and plumbing for dishwasher, space for tall standing fridge/freezer, tiled flooring, double panel radiator, coved ceiling, UPVC double glazed leaded light window to rear aspect.

Dining area
UPVC double glazed leaded light window to rear aspect and double doors to garden, solid wood flooring, double panel radiator, coved ceiling.

Utility room
Range of fitted wall units with matching cupboards below, granite effect roll top work surfaces with inlaid steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, single panel radiator, tile flooring,tiled splashback, obscure part glazed wooden door to side and access to garage.

Downstairs WC
Consisting of low-level push button flush WC, pedestal wash hand basin with chrome mixer tap, tiled flooring.

Cellar
Excellent storage area.

Stairs to 1st floor landing (Spacious partially boarded loft)
Dado rail, coved ceiling, large airing cupboard.

Bedroom one
UPVC double glazed leaded light windows to side and rear aspects, double panel radiator, picture rail, ceiling cornice, fireplace with tiled surround and wooden mantle piece, UPVC double glazed doors with access to private balcony.

Bedroom two
UPVC double glazed leaded light bay window to front aspect, double panel radiator, picture rail, coved ceiling, fitted wardrobes.

Bedroom three
UPVC double glazed leaded light window to front aspect, double panel radiator, fitted wardrobes and dressing area, coved ceiling.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, extractor fan, tiled walls, tiled flooring with underfloor heating, single panel radiator, obscure UPVC double glazed window to side aspect.

Bedroom four
UPVC double glazed leaded light window to rear aspect, wood laminate flooring, coved ceiling, double panel radiator.

Bedroom five
UPVC double glazed leaded light window to rear aspect, double panel radiator, picture rail, coved ceiling, fireplace, fitted wardrobe.

Bedroom six
UPVC double glazed leaded light windows to front and side aspect, double panel radiator, picture rail.

Bathroom
Large three piece suite comprising panel enclosed bath with Victorian style chrome mixer tap with hand attachment with thermostatic shower, large wash hand basin with chrome mixer tap, low-level push button flush WC, double panel radiator, part tiled walls, storage cupboard, heated chrome towel rail, UPVC double glazed window to rear aspect.

Rear garden – East facing – approximately 110ft
Large sandstone paved patio area leading to lawn section with mature shrubs bordering, vegetable patch, fence enclosed, side access, outside tap.

Garage at side
Up/over door at front.

Front and side gardens
Spacious lawn area with shrubs bordering, quarry tiled seating area with footpath to block paved driveway providing off street parking for several vehicles, further patio area at side with gated access to the garden.

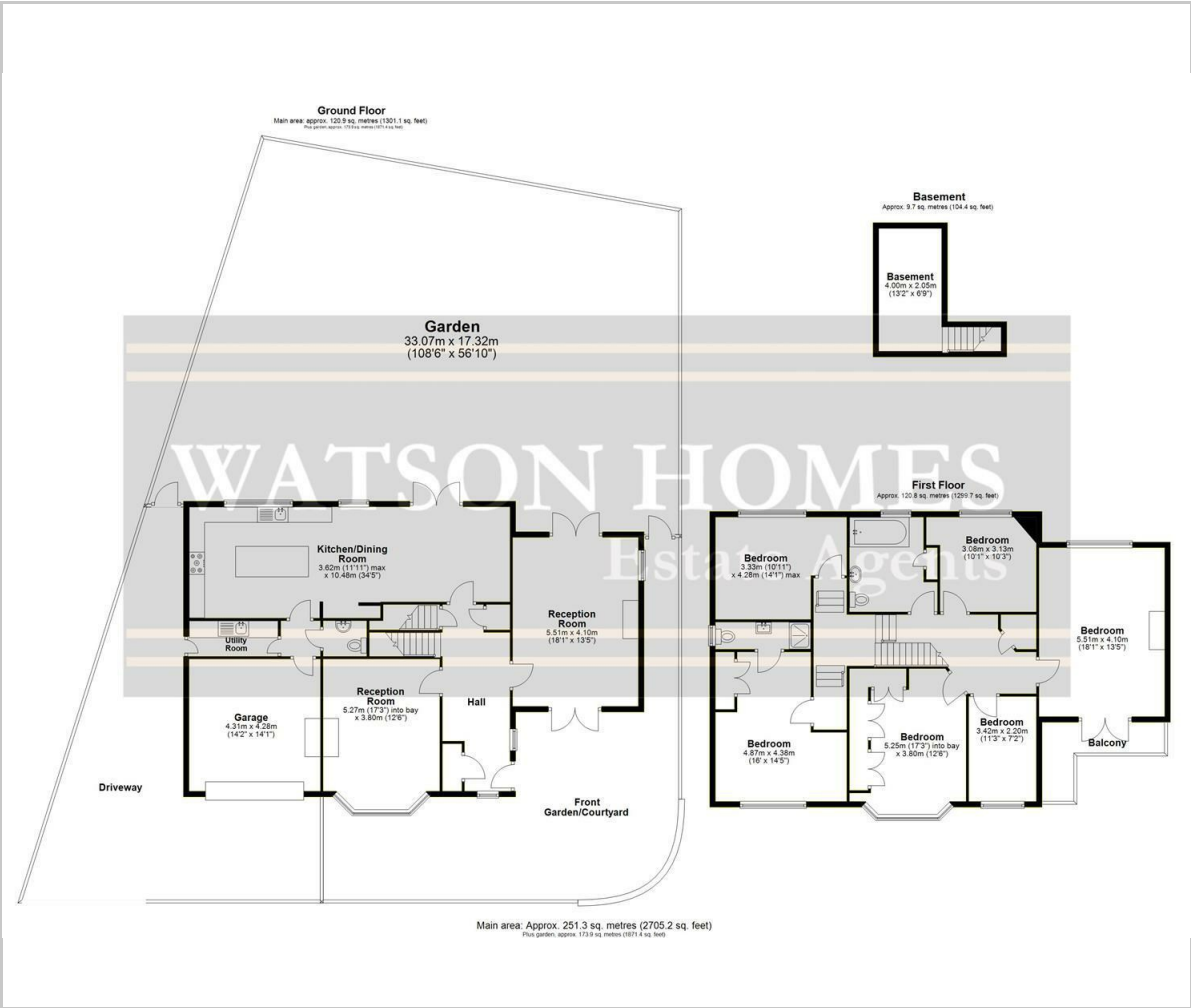








Floor Plan

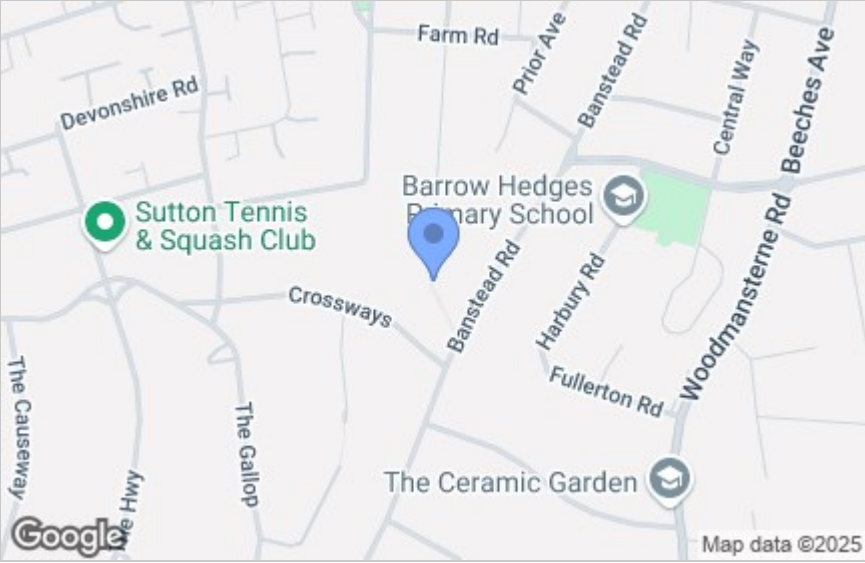


Viewing

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

