



12 Mead Crescent

Sutton, SM1 3QS

Guide price £625,000



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Watson Homes are delighted to offer this popular style three bedroom detached family home. The property requires complete modernisation and offers excellent scope to extend s.t.p.p, as well as benefitting from a large rear garden and NO ONWARD CHAIN.

The property is located in the sought after Poets Estate, with popular schools in the area consisting of St Philomena's, Greenshaw, Sutton Grammar and Sutton High School GDST as well as St Marys Primary, Manor Park Primary School & Robin Hood Infants School to name a few. There is the lovely Grove Park, Carshalton Village with its parks and ponds which offers local green space to enjoy. Carshalton rail station offering both Southern & Thameslink services is within a mile radius.

Accommodation

Covered entrance
Secure UPVC double glazed front door to..

Entrance hall
Obscure UPVC double glazed leaded light windows to front aspect, single panel radiator, picture rail, herringbone parquet flooring.

Lounge
UPVC double glazed light window to front aspect and large window to rear with door leading to garden, fireplace with tiled surround, coved ceiling, herringbone parquet flooring.

Dining room
UPVC double glazed light window to front aspect, single panel radiator, fireplace with tiled surround, coved ceiling.

Kitchen
Range fitted wall units with cupboards below, stainless steel sink with chrome taps, quarry tiled flooring, space and plumbing for washing machine, space for tall standing fridge/freezer, UPVC double glazed window to rear aspect and door to side, access to large under stairs storage cupboard.

Stairs to 1st floor landing
UPVC double glazed window to rear aspect, loft





access, cupboard housing hot water tank.

Bedroom one

UPVC double glazed leaded light window to front aspect, picture rail, built-in storage cupboard with shelving.

Bedroom two

UPVC double glazed leaded light window to front aspect, single panel radiator, picture rail, built-in storage cupboard with shelving.

Bedroom three

UPVC double glazed windows to side and rear aspects, picture rail.



Bathroom

Comprising bath tub with chrome taps, pedestal wash handbasin with chrome taps, part tiled walls, wall mounted heater, obscure UPVC double glazed window to side aspect.

Separate WC

Consisting of low-level WC and obscure UPVC double glazed window to rear aspect.

Rear Garden (South Easterly aspect)

Approximately 125ft

Hardstanding seating area leading to lawn section with mature shrubs bordering, fence and brick wall enclosed, brick built storage unit and outside WC, access to garage/ workshop.

Garage at side

Up/Over door at front with power and light with workshop at rear.

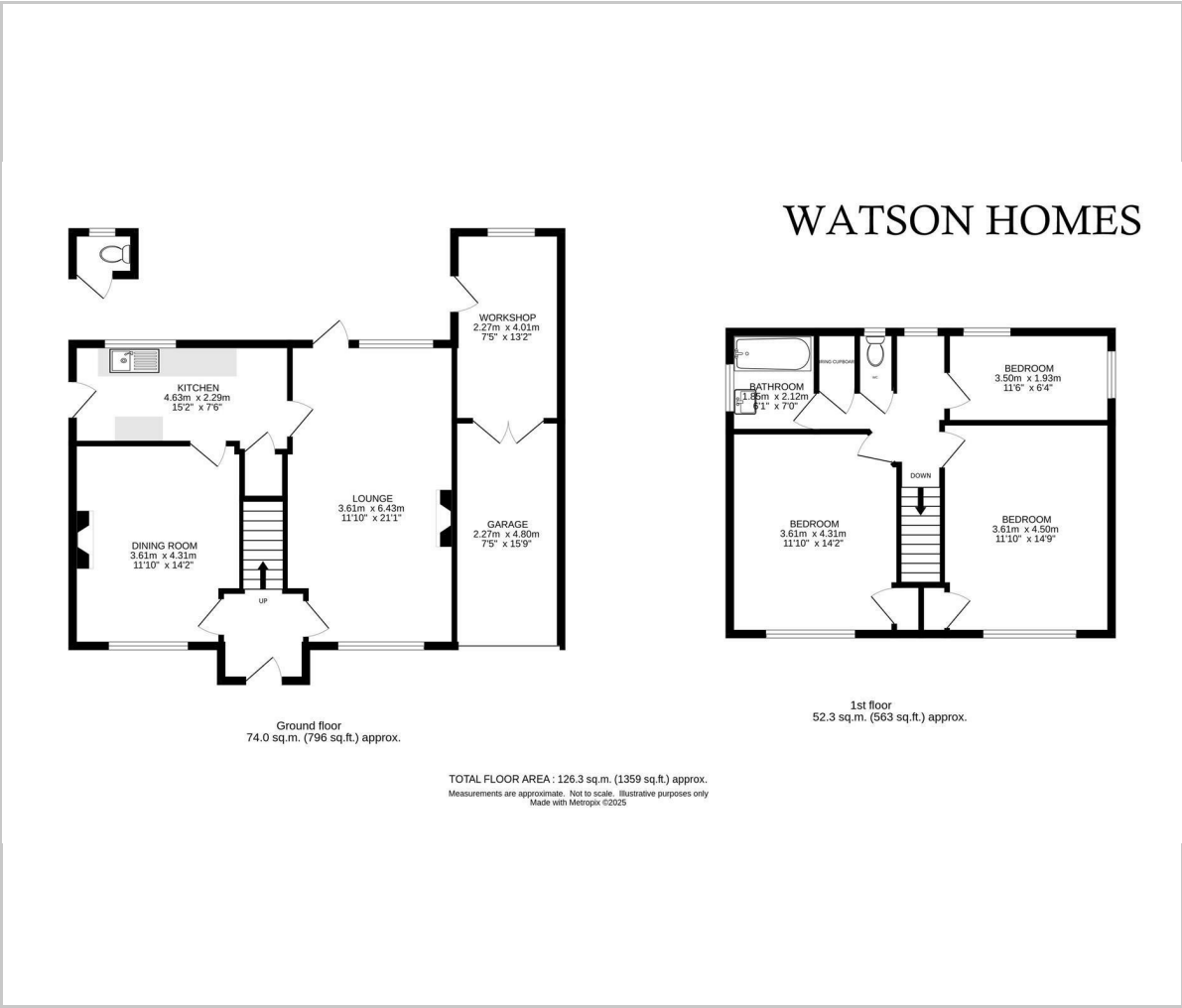


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Floor Plan



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

