



54 Upland Road, Sutton, SM2 5JE

Offers over £900,000



WH WATSON HOMES
Estate Agents

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SIMPLY STUNNING!!! Watson Homes are delighted to offer this immaculately and deceptively spacious extended family home. The property boasts a modern open plan kitchen/diner/living area, a utility room, a study, a downstairs shower room, a luxury bathroom suite, a pretty rear garden and ample off street parking.

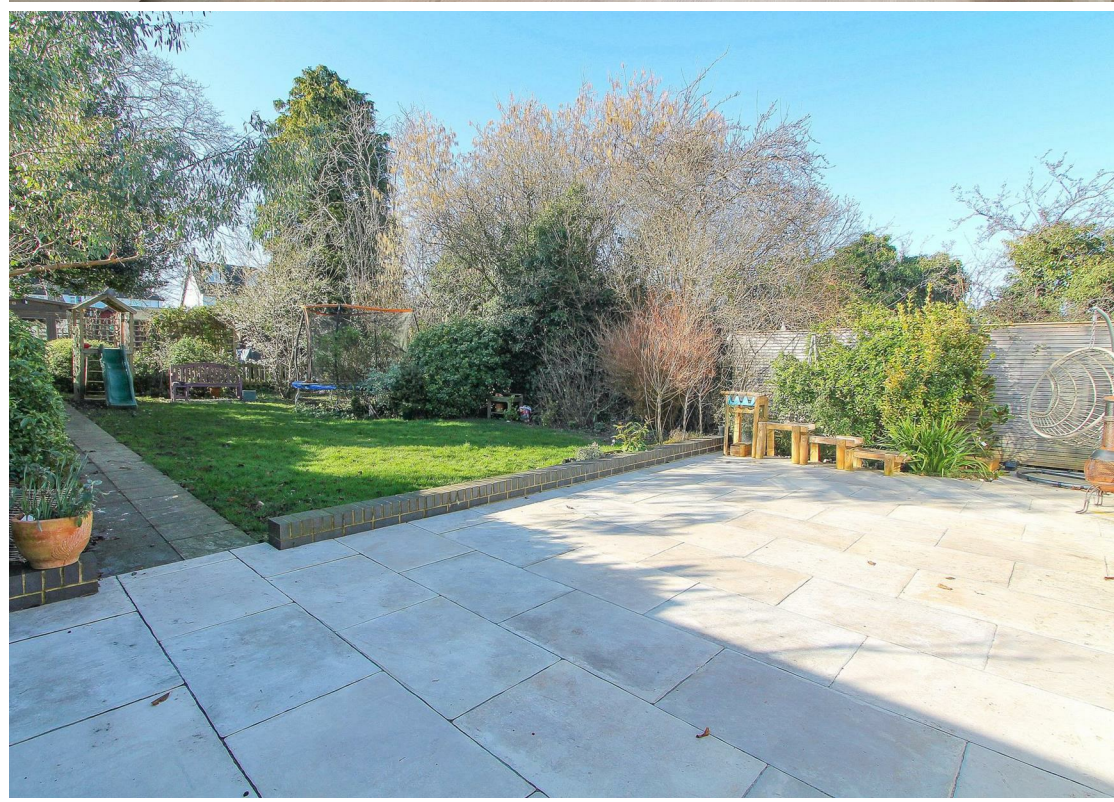
Ideally situated for local schools including Barrow Hedges and Devonshire Primary Schools as well as Seaton House School and Harris Academy. Early viewings are highly recommended.

<p>Accommodation</p> <p>Double glazed brick-built entrance porch, decorative tiled effect flooring.</p> <p>Ornate wooden front door to..</p> <p>Spacious entrance hall Decorative tiled flooring, obscure leaded light windows to front aspect, old school style radiator, coved ceiling, wall mounted "hive" heating control, under stairs storage and further storage cupboards.</p> <p>Lounge UPVC double glazed bay window to front aspect, double panel radiator, wood flooring, built-in storage cabinets and shelving, coved ceiling.</p> <p>Open plan kitchen/diner/living space Range of fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid ceramic sinks and "quooker" tap, space for large gas range cooker with extractor fan above, island with pull-out bin storage, space for American style fridge/ freezer, breakfast bar area, two feature sky lanterns, access to pantry cupboard, tiled flooring with under floor heating, wall mounted air-conditioning units, large fitted storage cupboards, integrated fridge, integrated dishwasher, bespoke black aluminium double glazed windows and doors to rear aspect.</p> <p>Utility room Fitted wall unit with cupboards below, quartz worktop with inlaid butler sink and chrome mixer tap, cupboard housing boiler, decorative tiled flooring with underfloor heating, space and plumbing for washing machine and tumble dryer, extractor fan, UPVC double glazed stable door to side aspect.</p> <p>Downstairs shower room Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level pushbutton flush WC, heated towel rail, decorative tiled flooring, extractor fan, obscure UPVC double glazed window to side aspect.</p> <p>Study UPVC double glazed window to front aspect, single panel radiator, decorative tiled flooring.</p> <p>Stairs to 1st floor landing Loft access with pulldown ladder, double panel radiator.</p> <p>Bedroom one</p>	<p>UPVC double glazed bay window to front aspect, double panel radiator, built-in wardrobes and desk area, coved ceiling.</p> <p>Bedroom two UPVC double glazed window to rear aspect, double panel radiator, built-in wardrobes with dressing area, coved ceiling.</p> <p>Bedroom three UPVC double glazed window to front aspect, coved ceiling, double panel radiator.</p> <p>Bedroom four UPVC double glazed window to front aspect, single panel radiator, coved ceiling.</p> <p>Bathroom Luxury suite comprising panel enclosed bath with mixer tap and thermostatic shower with hand attachment, wash hand basin with mixer tap and storage cupboard below, low-level push button flush WC, heated towel rail, wood effect flooring, marble effect panelling, obscure UPVC double glazed window to rear aspect, extractor fan.</p> <p>Rear garden (Westerly aspect) Approximately 100ft Large, paved patio area with footpath to rear, mainly laid to lawn with mature shrubs and plants bordering, log cabin with power and lighting and two garden sheds, fence enclosed, outside mixer tap, gated side access.</p> <p>Front Block paved driveway providing off street parking with hedge and brick wall border.</p> <p>PLANNING PERMISSION GRANTED DM2021/00282 Erection of a single storey rear extension, single storey side extension, first floor side extension, conversion of loft space involving alterations to existing roofline, hip to gable with two dormer extensions at rear and rooflights to front roofslope. https://planningregister.sutton.gov.uk/online-applications/advancedSearchResults.do?action=firstPage</p> <p>BUYER'S INFORMATION Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.</p>
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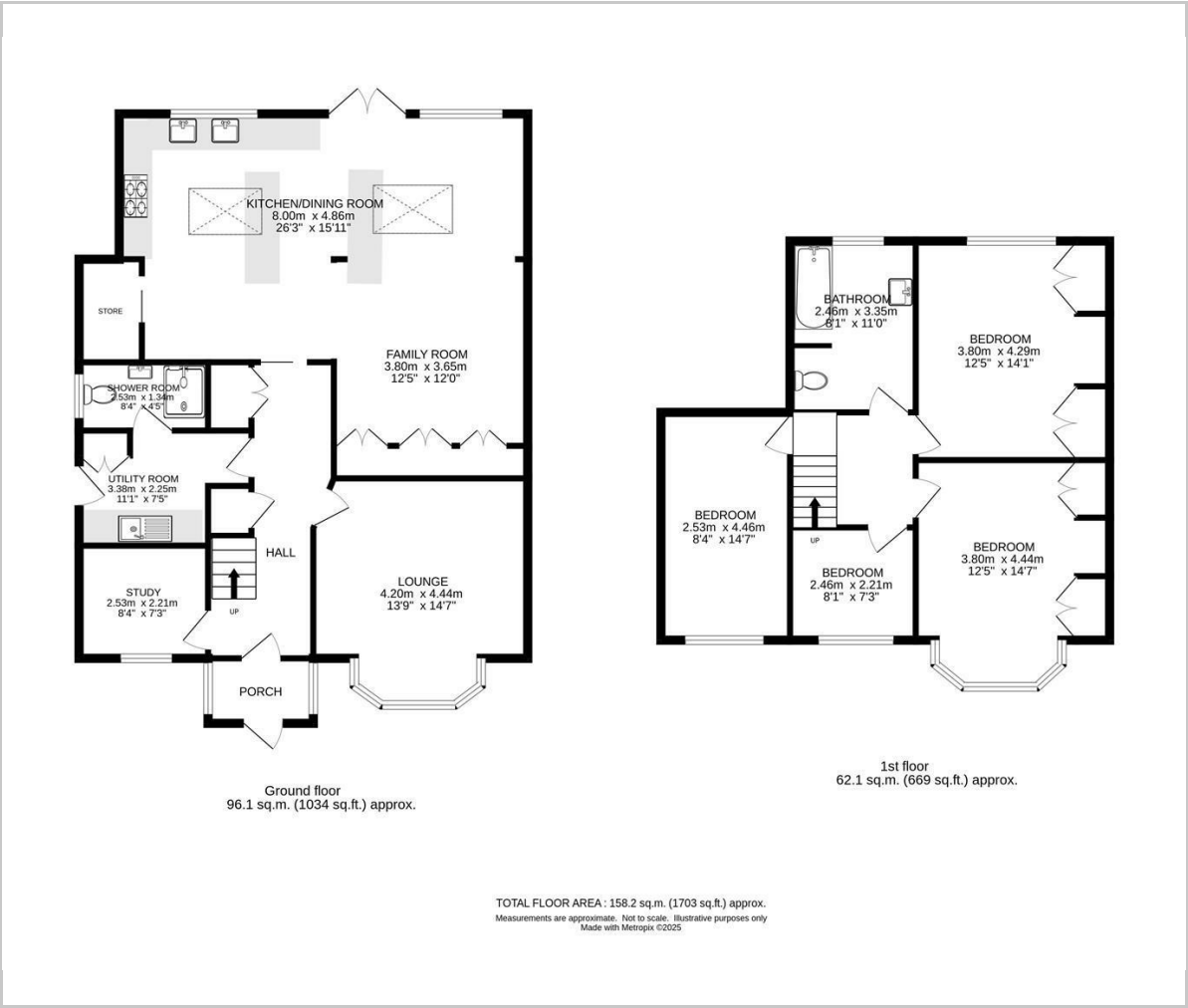








Floor Plan

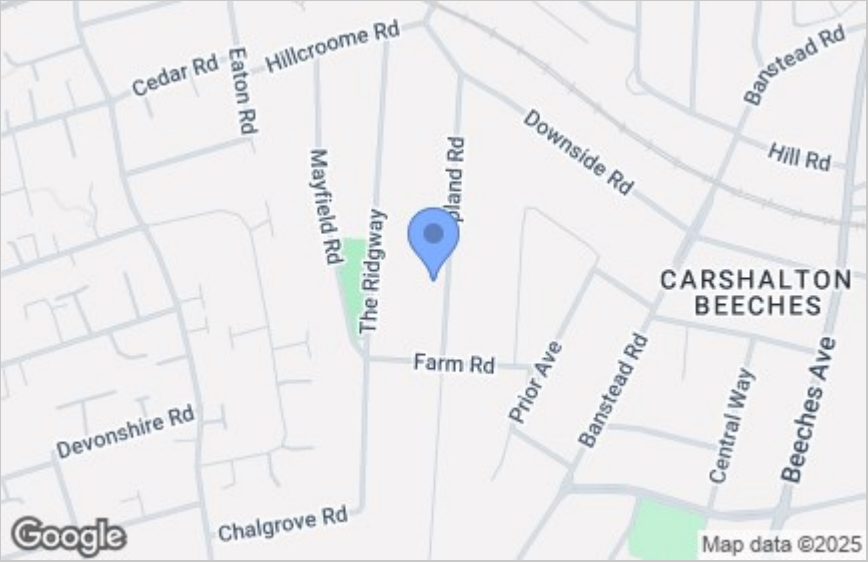


Viewing

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

