



44 Effingham Close, Sutton, SM2 6AG

Offers over £600,000



WH WATSON HOMES
Estate Agents

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NO ONWARD CHAIN! Watson Homes are delighted to offer this deceptively spacious four bedroom end of terrace family home. The property offers versatile living accommodation spread over three floors, offering three reception rooms, two bathrooms and off street parking.

Effingham Close is highly sought after, offering a peaceful retreat from the hustle and bustle of city life while still being conveniently located near local amenities, sought after schooling and a short walk to Sutton mainline station.

Accommodation

Obscure part double glazed wooden front door to..

Spacious entrance hall
Tiled effect flooring, wall mounted alarm panel, single panel radiator, under stairs storage cupboard, obscure UPVC double glazed door to rear garden.

Bedroom four / office
UPVC double glazed window to front aspect, modern radiator, large storage cupboard housing boiler.

Study
UPVC double glazed window to rear aspect, single panel radiator.

Downstairs shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, UPVC double glazed window to rear aspect, tiled walls, tiled flooring.

Stairs to 1st floor landing

Lounge
UPVC double glazed windows to front aspect, double panel radiator, wood flooring.

Dining area
Wood flooring, modern radiator, open plan to..

Kitchen
Range fitted wall units with cupboards and drawers below, solid worktops with inlaid stainless steel sink and chrome mixer tap with water softener, space and plumbing for washing machine and dishwasher, space for cooker, space for tall standing fridge/freezer, tiled effect flooring, tiled splashback, UPVC double glazed window to rear aspect.

Stairs to 2nd floor

Bedroom one
UPVC double glazed windows to front aspect, single panel radiator, built-in wardrobe and further fitted wardrobes with sliding mirror doors.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator.

Bedroom three
UPVC double glazed window to front aspect, single panel radiator, fitted wardrobes and storage cupboards.

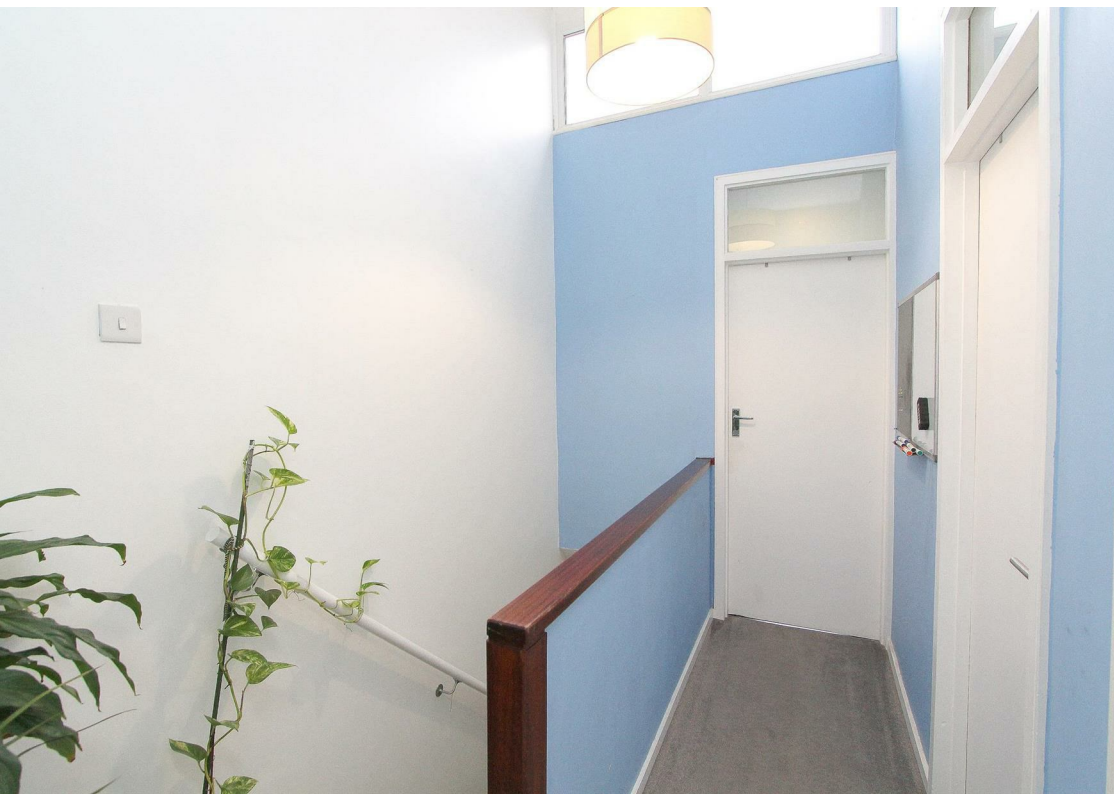
Bathroom
Modern three-piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage with shelving below, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring, obscure UPVC double glazed window to rear aspect, extractor fan.

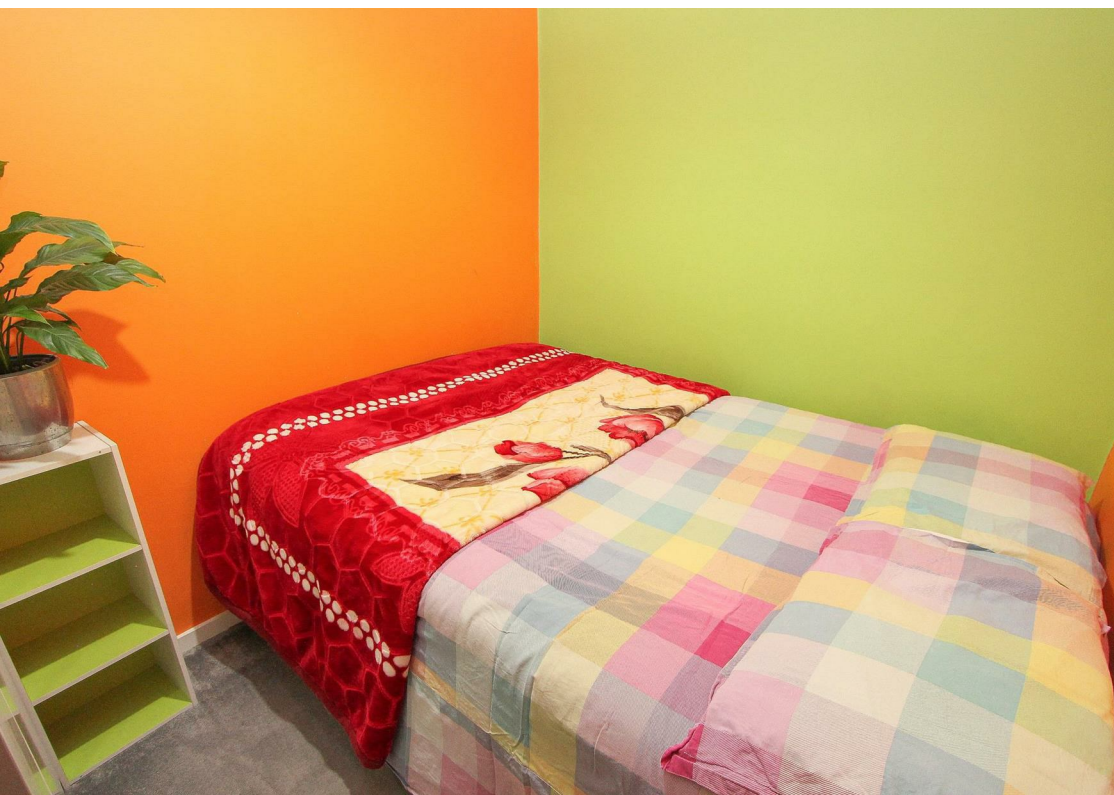
Rear garden
Patio garden, sheltered side access, brick wall enclosed.

Front
Hardstanding driveway providing off street parking for two cars and EV charger at side.

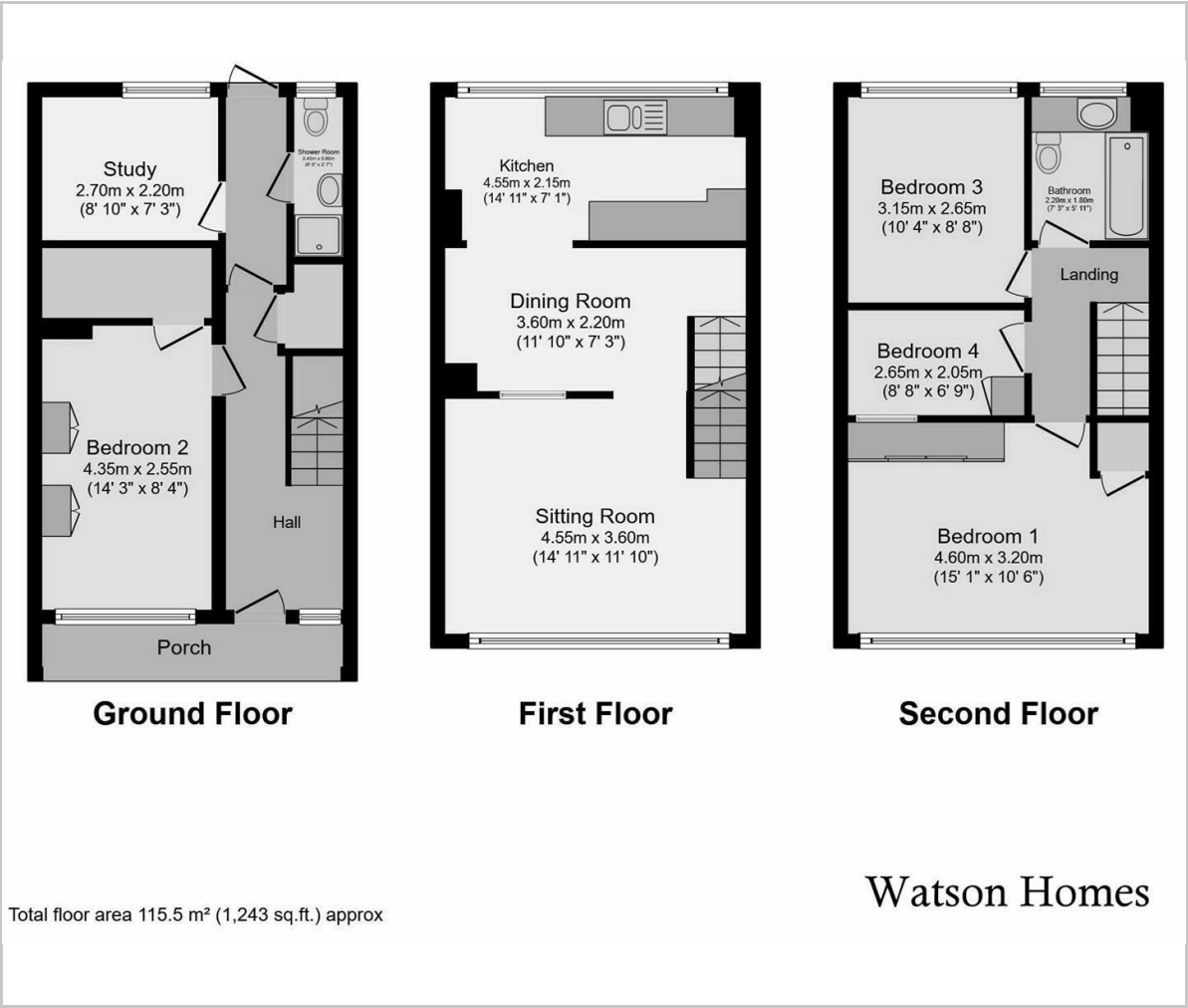








Floor Plan

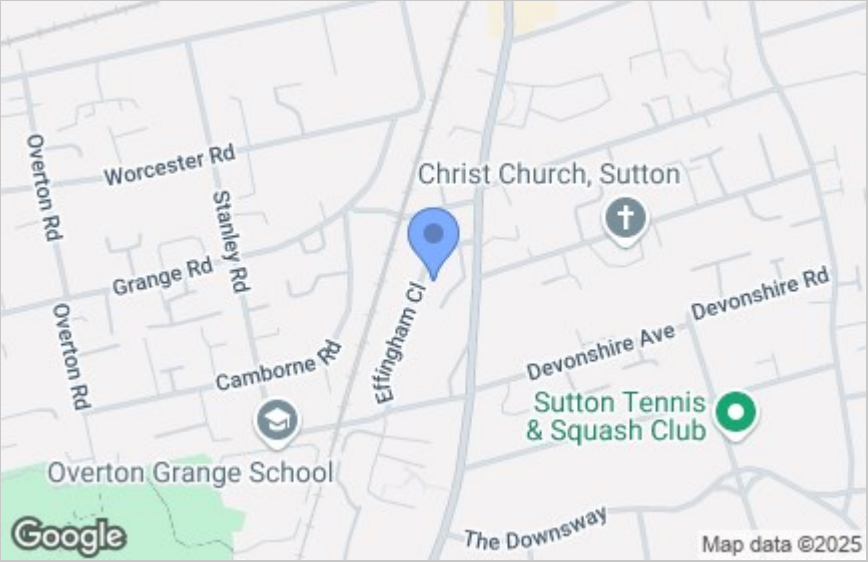


Viewing

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

