



46A Upland Road, Sutton, SM2 5JE

Offers over £1,350,000



WH WATSON HOMES
Estate Agents

46A Upland Road, Sutton, SM2 5JE

Overview

NO ONWARD CHAIN Built to the highest specification IN 2017, this exceptionally grand home is one of two designed and is the pinnacle of luxury living built over four floors amounting to 2902 sq ft. The property caters for family life effortlessly with an extremely palatial layout and would also suit those that like to entertain due to the sociable living spaces, inside and out.

Having been meticulously designed, you can look forward to solid oak flooring, under-floor heating, and Porcelanosa tiling. The heart of the home is the vast and luxurious kitchen/dining room, with large bi-fold doors that you can pull back to open up the entire back wall onto the garden. The entire space is flooded with light and there are luxury features including Quartz work surfaces and Neff integrated appliances. There's an additional large lounge on this level too which is ideal for when you fancy some escapism.

The lower ground floor boasts another vast room that mirrors the space of the kitchen/dining room above. It comes with bi-fold doors that open onto a patio, with glass balustrades and stainless handrails that lead up to the large westerly aspect garden. You can entertain on both levels in this house with the meeting point being the extensive gardens.

Upstairs the feeling of space continues with four superb bedrooms and three bathrooms spread over the first and second floors. Again, there has been no expense spared with quality fittings and tiling. Upland road is a very sought after road that is ideal for commuter links into London and for remarkable schools including Seaton House and Barrow Hedges. The property is still covered by New Build warranty.

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Accommodation

Covered entrance
Double composite front doors to..

Spacious entrance hall
Oak flooring with underfloor heating, under stairs storage cupboard, obscure double glazed window to side aspect.

Lounge
Double glazed bay window to front aspect, oak flooring with underfloor heating.

Study
Double glazed window to side aspect, oak flooring with underfloor heating.

Dining area
Oak flooring with underfloor heating, range of fitted storage cupboards and space for American style fridge/freezer, access to basement level, open plan to..

Kitchen
Range fitted all units with matching cupboards and drawers below, granite worktops with stainless steel sink and brushed chrome mixer tap, integrated oven/grill, microwave, and dishwasher, large island with granite worktop and inlaid induction hob with extractor fan, feature sky lantern, double glazed bifolding doors to rear aspect, tiled flooring with under floor heating.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, extractor fan, tiled flooring with underfloor heating, obscure double glazed window to side aspect.

Basement level
Separate WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, extractor fan, tiled flooring with underfloor heating.

Utility room
Solid worktops with inlaid stainless steel sink and brushed chrome mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted boiler and mega flow system as well as water softener, built-in storage units, tiled flooring with underfloor heating.

Family room
Double glazed bifold doors to rear aspect, fitted storage units, oak flooring with underfloor heating.

Stairs to 1st floor landing
Double glazed window to side aspect, large storage cupboard, oak flooring with underfloor heating.

Bedroom two
Double glazed bay window to front aspect, oak flooring with underfloor heating, fitted wardrobes.

Ensuite shower room

Luxury suite consisting of tiled walk in cubicle with rainfall shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, tiled flooring with underfloor heating, part tiled walls, obscure double glazed window to front aspect, extractor fan.

Bedroom three
Double glazed window to rear aspect, oak flooring with underfloor heating, fitted wardrobes.

Bedroom four
Double glazed window to rear aspect, oak flooring with underfloor heating.

Bathroom
Luxury suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, tiled flooring with under floor heating, part tiled walls, obscure double glazed window to side aspect, extractor fan.

Stairs to 2nd floor landing
Large built in storage cupboard and Velux window at side.

Main bedroom
Double glazed window to rear aspect and Velux window at side, eaves storage and fitted wardrobes, oak flooring with underfloor heating.

Ensuite shower room
Luxury suite consisting of tiled walk-in cubicle with rainfall shower and hand attachment, wash handbasin with chrome mixer tap, low-level pushbutton flush WC, part tiled walls, extractor fan, tiled flooring with underfloor heating, Velux window to front aspect.

Rear garden (Westerly aspect)
Approximately 100ft
Large paved patio area and steps leading to basement level with glass balustrades, access to further lawn section with flowerbeds and shrubs bordering, wooden garden shed, fence enclosed, gated side access, outside tap.

Solar panels to roof

BUYER’S INFORMATION
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Floor Plan

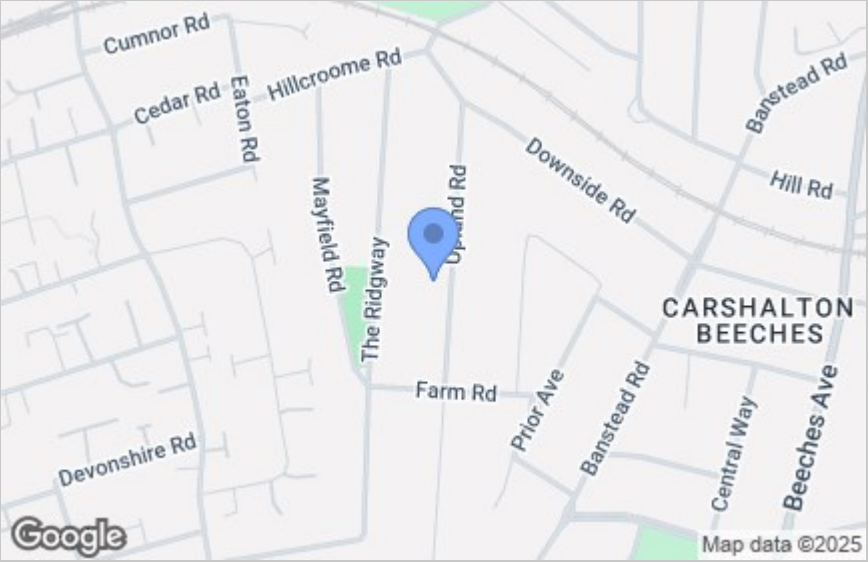


Viewing

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

