



10 Willis Avenue, Sutton, SM2 5HS

Guide price £850,000



WH WATSON HOMES
Estate Agents

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Overview

Watson Homes are delighted to offer this spacious 4/5 bedroom semi detached family home, situated in a sought after residential road within walking distance to Sutton Mainline Train Station and Sutton town centre with its many shops, cafes and gyms. Carshalton Beeches is also within walking distance with a wide range of local shops and cafes.

The property benefits from four good size bedrooms, one with a large dressing room that could easily be converted into a fifth bedroom or en-suite bathroom if desired. On the ground floor you will find two great sized reception rooms, a well equipped kitchen with adjoining breakfast room and a utility room with downstairs WC for added convenience. The rear garden is impressive, with a large lawn and patio area providing the perfect space to relax and entertain. There is also off street parking to the front, and a large garage offering great extra storage space.

Willis Avenue is well located for excellent schools such as Sutton Grammar, Sutton High, Barrow Hedges & Wallington High Schools for Boys & Girls to name a few. Viewings are highly recommended to appreciate the size and space this lovely property has to offer.

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Accommodation

UPVC double glazed entrance porch
Quarry tiled step, obscure part glazed wooden front door to..

Spacious entrance hall
Obscure glazed window to front aspect, single panel radiator, coved ceiling, under stairs storage cupboard, wall mounted thermostat.

Lounge
UPVC double glazed bay window to front aspect, double panel radiator, fireplace with brick surround, coved ceiling.

Dining room
Double glazed sliding doors to rear aspect, wood laminate flooring, coved ceiling, double panel radiator.

Kitchen/breakfast room
Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and mixer tap , inlaid hob with oven/grill below, space for tall standing fridge /freezer, integrated dishwasher, tiled splash back, storage cupboard, double panel radiator, breakfast bar area, double glazed window to side aspect and Velux window, tiled effect flooring, archway to..

Utility room
Roll top worksurface with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, fitted storage cupboards, wall mounted boiler, double glazed window to rear aspect and door to side.

Downstairs WC
Consisting of low-level flush WC and obscure window to side.

Stairs to 1st floor landing
Loft access with pulldown ladder, cupboard housing hot water tank.

Bedroom one
UPVC double glazed bay window to front aspect, double panel radiator, fitted wardrobes with mirrored doors.

Bedroom two
UPVC double glazed window to rear aspect, double panel radiator, pedestal wash hand basin with chrome taps.

Bedroom three
UPVC double glazed window to rear aspect, double panel radiator, doorway to..

Dressing room/possible Bedroom four
UPVC double glazed window to rear aspect, fitted wardrobes and shelving, single panel radiator.

Bedroom five
UPVC double glazed bay window to front aspect, large built-in storage cupboard with wardrobe space, double panel radiator.

Bathroom
Comprising panel enclosed bath with chrome taps and thermostatic shower, pedestal wash hand basin with chrome taps, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to side aspect.

Separate WC
Consisting of low level flush WC and obscure window to side.

Rear garden approximately 80ft
Large paved patio area with footpath, mainly laid to lawn with mature shrubs and flower beds bordering, sheltered seating area and storage shed, fence enclosed, outside tap, access to garage.

Garage at side
Electric door at front, with fitted storage units and shelving, power and light.

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

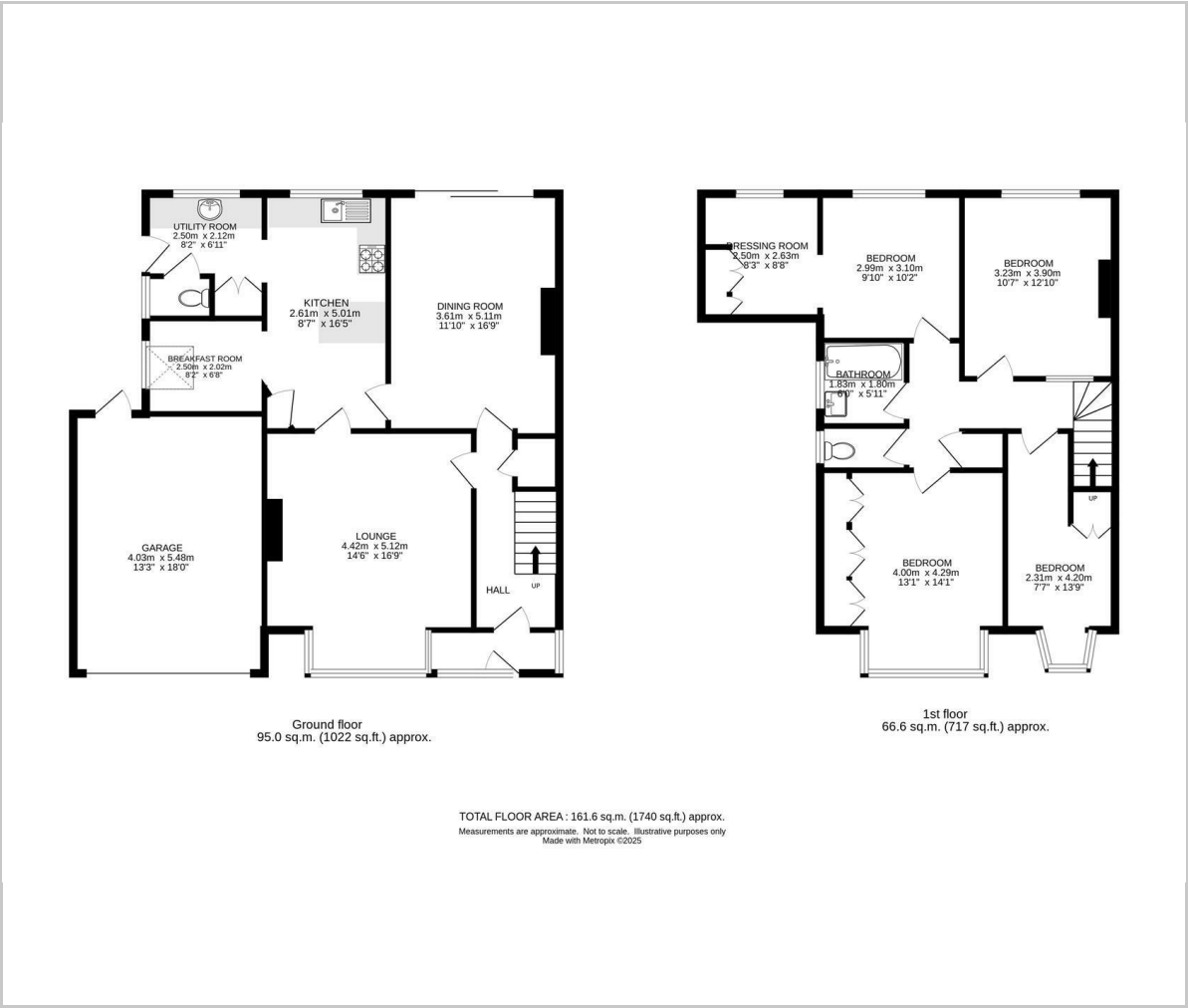








Floor Plan



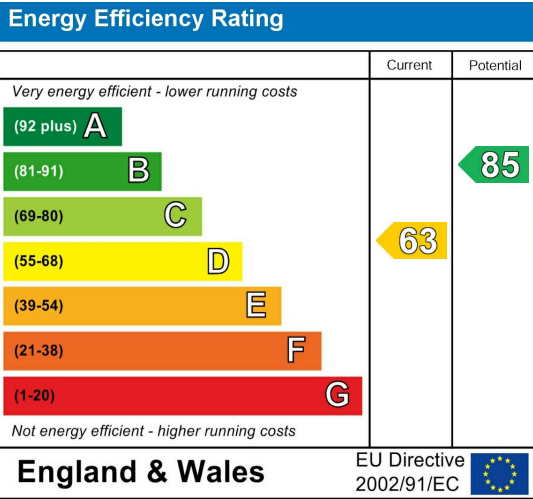
Viewing

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.

Area Map



Energy Efficiency Graph



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