



41 Rossdale, Sutton, SM1 4JU

£800,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this splendid 4-5 bedroom detached family home, nestled at the end of a popular cul de sac location and benefits from an added side and rear plot, offering excellent scope to extend or develop s.t.p.p

Perfectly situated, this property benefits from its proximity to outstanding schools and excellent transport links. With easy access to Carshalton Railway Station, commuting to central London is a breeze. Bus links to Sutton, Cheam and Worcester Park, Kingston, New Malden, and the superloop bus to Heathrow Airport are also readily available.

Accommodation

As you enter the property, you are greeted by the entrance hallway which showcases the original wooden panelling. This adds a touch of character and charm to this modern and stylish home. The integration of original features with contemporary design creates a perfect blend of tradition and elegance throughout the property.

To the left of the hallway is the inviting dining room, ideal for hosting family gatherings and entertaining guests. Continuing through the hallway to the lounge; a room to relax where you will be delighted to find patio doors that open onto the beautiful garden. The tranquil ambiance of this outdoor space perfectly complements the interior of the house. At the end of the hallway, you will find the stunning kitchen situated in front of you. The kitchen offers a functional layout and is equipped with high-quality fittings and modern appliances, providing a perfect space for culinary enthusiasts. More great features are the separate utility room and a downstairs shower room with a w.c. For those of you who like to relax there is a conservatory where unwind after a long day. There is also a converted garage room which can be used as a fifth downstairs bedroom or a study for working from home.

Moving up the stairs from the hallway, you will find four spacious double bedrooms and a bathroom with a separate w.c. To the front of the property there is a spacious driveway capable of accommodating several cars, providing ample parking space for residents and visitors alike.

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

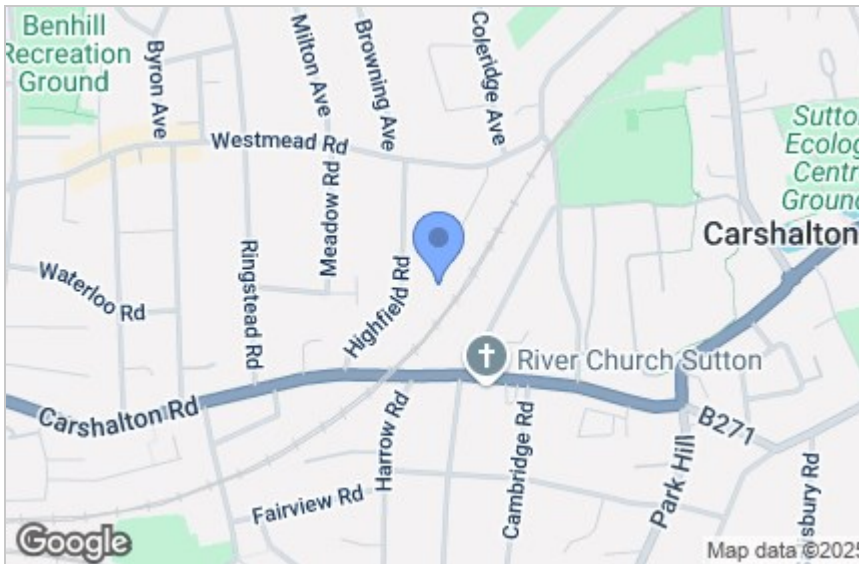


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		62	78
England & Wales		EU Directive 2002/91/EC	