



55 Aultone Way, Sutton, SM1 3LE

£850,000



WH WATSON HOMES
Estate Agents

55 Aultone Way, Sutton, SM1 3LE

Overview

Watson Homes is delighted to present this impressive four-bedroom detached family home located on the desirable Aultone Way in Sutton. Spanning an expansive 1,894 square feet, this property boasts a generous layout, perfect for family and extended family living and entertaining.

Upon entering, you are greeted by a welcoming entrance hall that leads to three well-proportioned reception rooms, including a spacious lounge and a dining room, ideal for hosting gatherings. The kitchen is functional and offers ample space for culinary pursuits. The property features four comfortable bedrooms, providing plenty of room for family members or guests. The modern four-piece bathroom adds a touch of luxury to daily routines.

One of the standout features of this home is the self-contained annexe, which offers additional living space that could serve as a guest suite, home office, or even a rental opportunity. Storage is plentiful throughout the property, ensuring that all your belongings can be neatly tucked away.

Outside, the property is set on a large plot with off-street parking for up to four vehicles, making it convenient for families with multiple cars. The established rear garden, measuring approximately 200 feet, is a true highlight, providing a tranquil outdoor space for relaxation, play, or gardening.

Situated on a quiet and sought-after road, Aultone Way is conveniently located near green spaces, local amenities, and excellent transport links. Families will appreciate the proximity to a wide selection of well-regarded schools, making this home an ideal choice for those seeking a peaceful yet connected lifestyle.

This remarkable property offers a perfect blend of space, comfort, and convenience, making it a must-see for prospective buyers.

55 Aultone Way, Sutton, SM1 3LE

Accommodation

Part glazed wooden door to..

Entrance porch

Tiled step, glazed windows to side aspect, obscure glazed wooden front door to..

Spacious entrance hall

Double panel radiator, dado rail, coved ceiling and ceiling rose, under stairs storage cupboard, and further storage cupboard at side.

Lounge

Double glazed bay window to front aspect, double panel radiator, wood laminate flooring, Feature cast iron fireplace, dado rail, wall mounted thermostat, coved ceiling, wooden bifold doors leading to..

Dining room

Glazed windows to side aspects and double glazed sliding door to rear garden, double panel radiator, wood laminate flooring, plate rack.

Kitchen

Range fitted with a wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, space and plumbing for washing machine, space for tall standing fridge/freezer, tile splash back, double glazed window to rear aspect and door leading to..

Snug

Double glazed windows to side and rear aspects and double doors at front and rear, oak flooring, space and plumbing for washing machine and tumble dryer, fitted stove, wall mounted heater.

Stairs to 1st floor landing

Obscure double glazed window to side aspect, coved ceiling and ceiling rose, loft access, double panel radiator

Bedroom one

Double glazed bay window to front aspect, double panel radiator, fitted wardrobes with mirrored doors, coved ceiling.

Bedroom two

Double glazed window to rear aspect, wash hand basin with taps, double panel radiator, fitted wardrobes, coved ceiling.

Bedroom three

Double glazed window to front aspect, double panel radiator, fitted wardrobe and cupboard.

Bathroom

Comprising panel enclosed bath with taps and cubicle at side with thermostatic shower, wash hand basin with taps and storage cupboard below, tiled walls, obscure double glazed window to rear aspect.

Separate WC

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

Side Annex

UPVC double glaze door leading to..

Lounge/diner

UPVC double glazed windows to side and rear aspects, double panel radiator, open plan to..

Side Annex

UPVC double glaze door leading to..

Lounge/diner

UPVC double glazed windows to side and rear aspects, double panel radiator, open plan to..

Utility area

Range fitted wooden wall units with matching cupboards and drawers below, space and plumbing for washing machine, roll top works surfaces with inlaid stainless steel sink and chrome mixer tap, space for American style fridge/freezer, wood laminate flooring, double panel radiator, UPVC double glazed windows to side aspects.

Inner hallway

Obscure UPVC double glazed door at side, double panel radiator, cupboard housing boiler and fuse board, wood laminate flooring.

Annex Bedroom

UPVC double glazed window to front aspect, single panel radiator, wood laminate flooring, coved ceiling.

Bathroom

Comprising panel enclosed bath with chrome taps, pedestal wash hand basin with chrome taps, low-level flush WC, double panel radiator, obscure UPVC double glazed window to side aspect, tiled flooring.

Rear garden approximately 175ft

Paved patio area with footpath to rear, mainly laid to lawn with mature shrubs and hedge borders, gated side access, three wooden storage units, fence enclosed, outside tap.

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





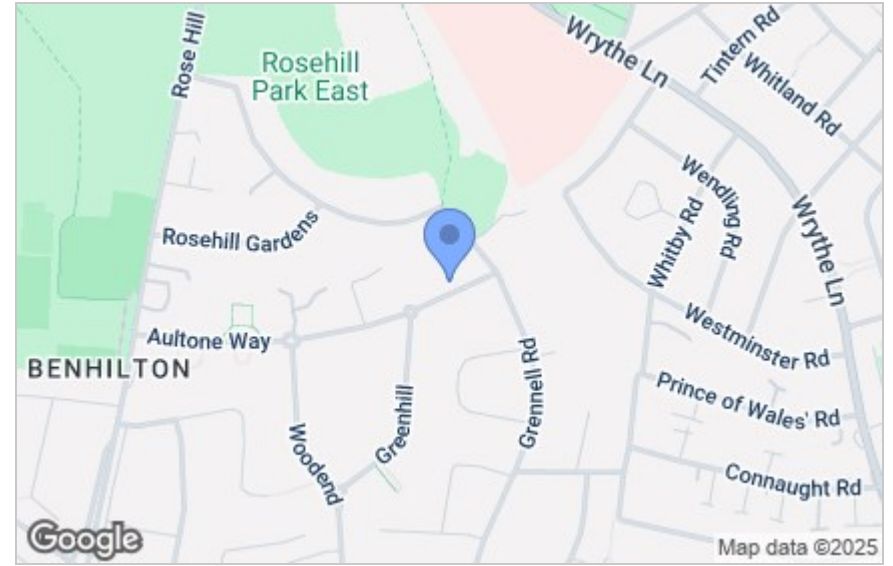




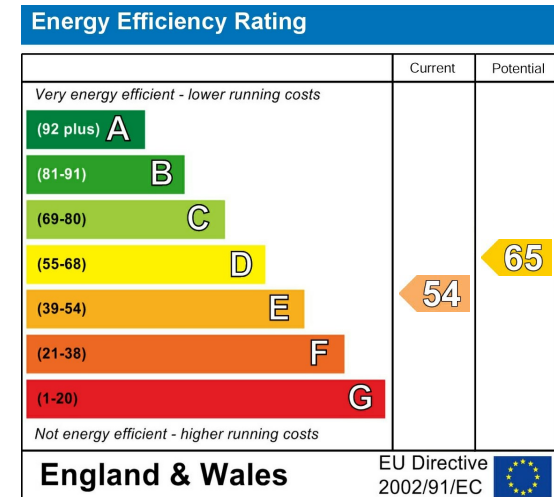
Floor Plan



Area Map



Energy Efficiency Graph



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.