



66 Thicket Road, Sutton, Surrey, SM1 4PY



Auction Guide £260,000

WH WATSON HOMES
Estate Agents

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BEING SOLD VIA SECURE ONLINE BIDDING.
TERMS & CONDITIONS APPLY. STARTING
BID £260,000. IMMEDIATE EXCHANGE.

Watson Homes are delighted to offer this two bedroom first floor maisonette, situated within walking distance of Sutton town centre as well as Sutton and Sutton Common mainline railway stations.
This charming period property benefits from a long lease, a modern kitchen and four piece bathroom suite, a private rear garden and off street parking.



Accommodation

Sheltered entrance

Part glazed wooden front door to:

Entrance hall
Single panel radiator, fitted carpet, coved ceiling.

Stairs to 1st floor landing
Obscure UPVC double glazed window to side aspect, loft access.

Lounge/diner, 15'5" X 11'8"
UPVC double glazed bay window to front aspect, double panel radiator, dado rail, coved ceiling, wall lights.

Kitchen, 10'0" X 9'6"
Range of fitted wooden wall units with





matching doors and drawers below, wood effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inset gas hob with oven/grill below and extractor fan above, integrated fridge/freezer, space and plumbing for washing machine, double panel radiator, UPVC double glazed window to rear aspect, solid oak flooring, tiled splash back.

Bedroom one, 12'10" X 11'5"

UPVC double glazed window to rear aspect, double panel radiator, built-in wardrobe, dado rail.



Bedroom two, 9'5" X 8'4"

UPVC double glazed window to front aspect, single panel radiator, fitted wardrobes.

Bathroom

Four piece suite comprising panel enclosed bath with chrome taps, tiled cubicle with thermostatic shower, pedestal wash and basin with chrome taps, low-level pushbutton flush WC, storage cupboard, tiled flooring, part tiled walls, 2 obscure UPVC double glazed windows to side aspect, heated chrome towel rail.



Own rear garden- Approximately 35ft

Mainly laid to lawn with shrubs at side, paved patio areas and footpath to rear, fence enclosed, side access.

Front

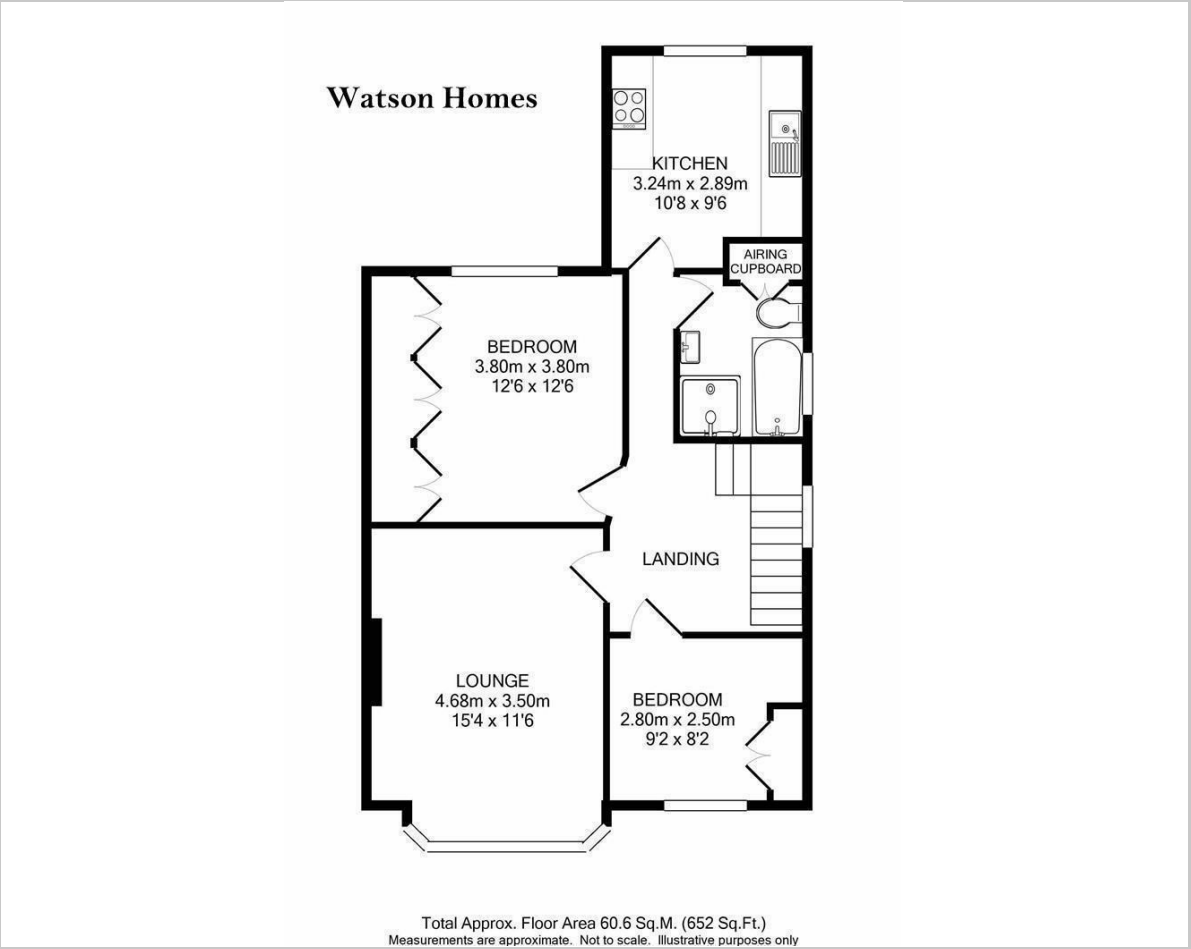
Driveway providing off street parking.



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

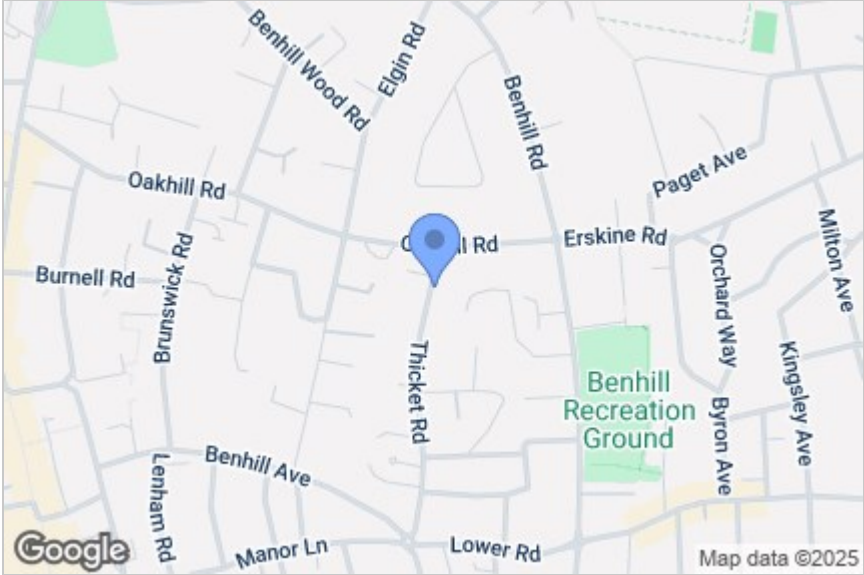


Viewing

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.

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Area Map



Energy Efficiency Graph

