



53 Downs Road, Sutton, SM2 5NR



Offers over £435,000

WH WATSON HOMES
Estate Agents

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Sutton, SM2 5NR

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*** NO ONWARD CHAIN!!! *** Watson Homes are delighted to offer this charming two double bedroom period home. The property benefits from an open plan kitchen/diner, a utility area, and a large pretty rear garden.

The property is located in a popular South Sutton location, approximately 3 minutes walk to Belmont Train Station, with direct access to the A217 & M25 and within a short walk to Belmont Village shops, restaurants, bus routes and The Royal Marsden Hospital.



Accommodation

Double glazed entrance porch. Front door into

Living Room

Open fireplace, varnished floorboards, built-in cupboard, double glazed window to front aspect, radiator.

Kitchen

Range of modern white gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel 1 1/2 bowl sink with chrome mixer tap, integrated oven and gas hob with extractor fan above, space and plumbing for washing machine, tiled splashback, vinyl flooring, under stairs storage cupboard, built-in cupboard, double glazed window to rear aspect





Inner lobby
Space for tall fridge, freezer, two built-in storage cupboards, tiled flooring, double glazed patio door leading out to garden.

Bathroom
Three-piece suite comprising of panel enclosed bath with shower screen, thermostatic shower, vanity wash handbasin with chrome mixer tap and storage below, enclosed WC, built in cupboard, radiator, tiled walls, and flooring, double glazed obscure window to rear aspect.

Stairs to 1st floor landing, loft access.

Bedroom One
Built-in wardrobe, varnished floorboards, radiator, double glazed window to front aspect

Bedroom Two
Varnished floorboards, radiator, double glazed window to rear aspect

Outside

Residents permit parking

Small Front Garden

Rear Garden
Beautifully maintained garden with large lawn area, gravelled border, decking area, outside tap, garden shed.

ROOM MEASUREMENTS

Lounge: 12'02 x 11'02

Kitchen/Diner: 12'02 x 10'10

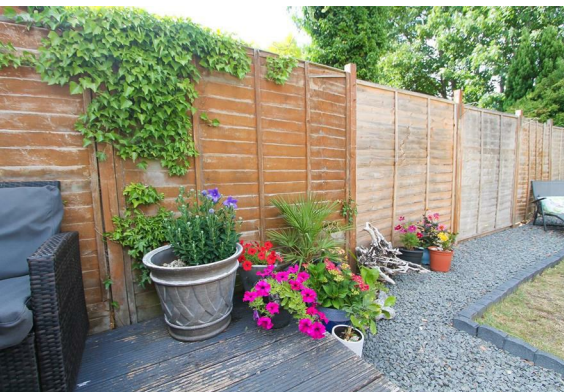
Bathroom: 8'04 x 6'08

Bedroom 1: 12'02 x 11'02

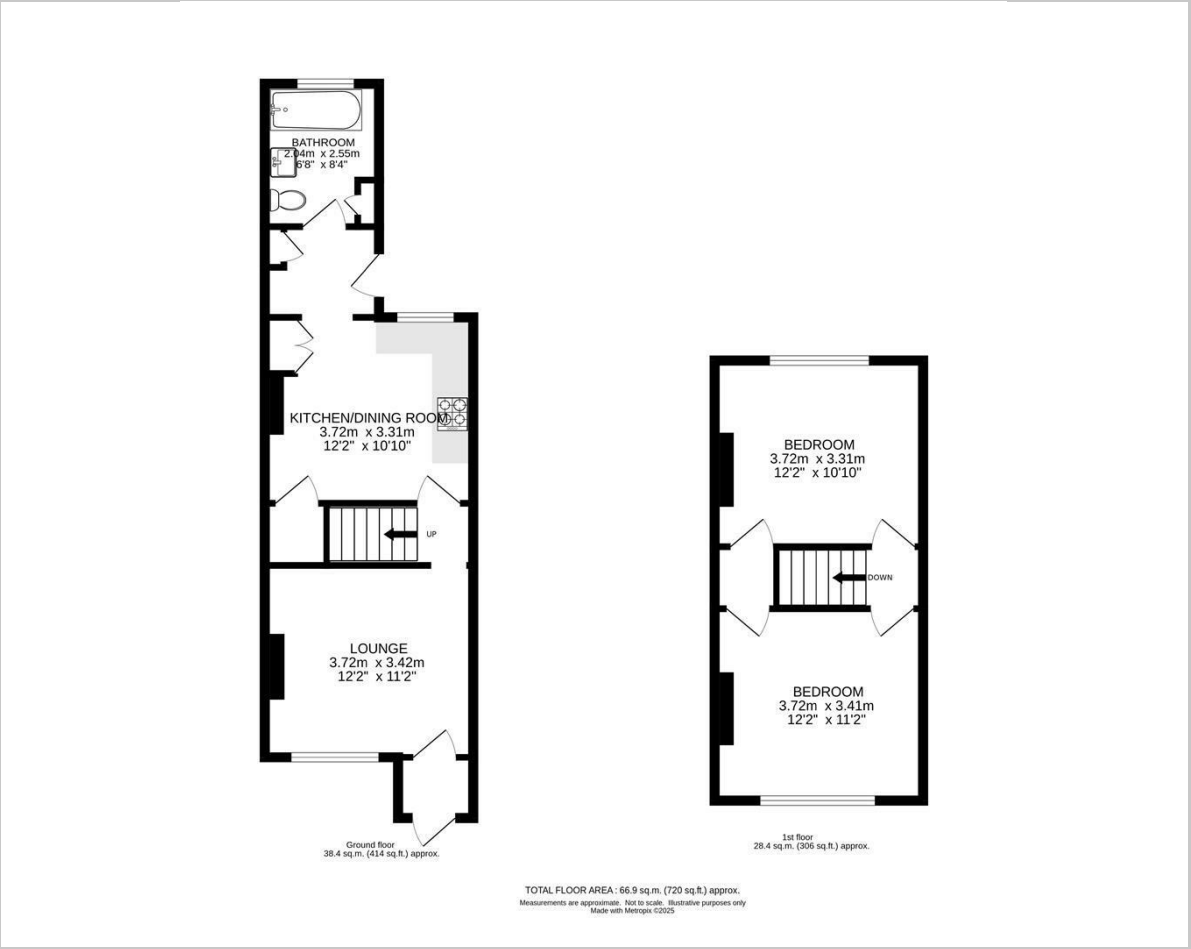
Bedroom 2: 12'02 x 10'10

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

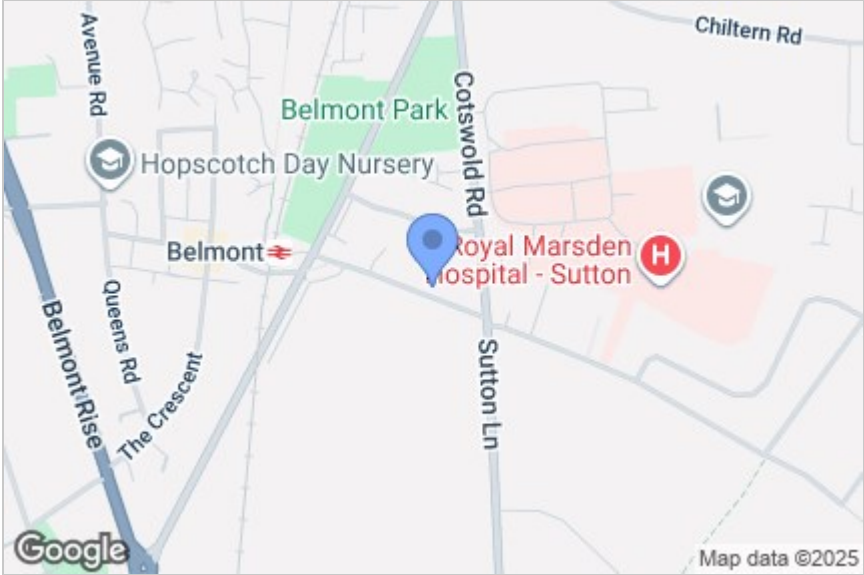


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

