



19 Bramley Road, Sutton, SM1 4NN

Offers over £750,000



**WH WATSON HOMES**  
Estate Agents



19 Bramley Road, Sutton, SM1 4NN

## Overview

\*\*\* NO ONWARD CHAIN!!! \*\*\* Nestled on the desirable Bramley Road in Sutton, this exceptional Edser & Brown house offers a splendid opportunity for families seeking a spacious and comfortable home. With a generous living area of 2,031 square feet, this property boasts two inviting reception rooms, perfect for both entertaining guests and enjoying quiet family evenings.

The house features three well-proportioned bedrooms as well as two luxury loft spaces. Each bedroom and space is designed to accommodate various needs, whether for children, guests, or a home office. The three modern bathrooms ensure convenience for the entire household, making morning routines a breeze.

In addition to its impressive interior, the property includes off street parking for one vehicle plus ample unrestricted road parking, a valuable asset in this sought-after area. The location on Bramley Road offers a blend of tranquillity and accessibility, with local amenities, schools, and parks within easy reach.

This rarely available Edser & Brown house is a true gem, combining spacious living with a prime location. It presents an ideal opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed family home. Do not miss the chance to make this property your own.

# 19 Bramley Road, Sutton, SM1 4NN

## Accommodation

### Sheltered entrance

Quarry tiled step, ornate wooden front door to..

### Entrance hall

Herringbone parquet flooring, double panel radiator, large under stairs storage cupboard, wall mounted alarm panel, mock Tudor beams, plate rack.

### Lounge

UPVC double glazed leaded light windows and doors to rear aspect, feature Inglenook fireplace, beamed ceiling, plate rack, herringbone parquet flooring, double panel radiator.

### Dining room

Double glazed leaded light bay windows to front aspect, single panel radiator, coved ceiling, picture rail, herringbone parquet flooring, feature cast iron fireplace.

### Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, quartz worktops with inlaid 1 & 1/2 bowl “Franke” stainless steel sink and chrome mixer tap, space for gas range cooker with extractor fan above, integrated fridge, fitted dresser unit with storage cupboards below, breakfast bar area, tiled flooring, double glazed leaded light window to rear aspect, modern radiator.

### Utility room

Range fitted of fitted wall units with matching cupboards below, further fitted storage cupboards, integrated AEG Combi oven with heated plate rack, quartz worktop with inlaid “Franke” sink and chrome mixer tap, space and plumbing for washing machine and dishwasher, integrated fridge and large freezer, feature skylight, tiled flooring, UPVC double glazed leaded light French doors leading to rear aspect, single panel radiator, access to garage, tiled flooring.

### Downstairs shower room

Consisting of tiled walk-in cubicle with thermostatic shower and hand attachment, vanity unit with wash hand basin and chrome mixer tap with storage cupboard below, low-level pushbutton flush WC, tiled flooring, tiled walls, heated chrome towel rail, feature skylight and obscure double glazed window to rear aspect.

### Stairs to 1st floor landing

Obscure leaded light windows to side and front aspects, picture rail.

### Main bedroom

UPVC double glazed leaded light windows to rear aspect, fitted shutters, feature fireplace with wooden surround and mantelpiece, double panel radiator, coved ceiling, picture rail.

### Ensuite shower

Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed leaded light window to rear aspect, fitted shutters.

### Bedroom two

Double glazed leaded light bay window to front aspect, double panel radiator, coved ceiling, picture rail, fitted wardrobes.

### Bedroom three / Study

Double glazed leaded light windows to front aspect, single panel radiator, picture rail, access to loft.

### Bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, vanity unit with wash hand basin and chrome mixer with storage cupboards below, low level push button flush WC, tiled flooring, tiled walls, extractor fan, heated towel rail, obscure UPVC double glazed leaded light window to rear aspect, fitted shutters.

### Stairs to 2nd floor landing

### Luxury Loft Space / Hobby Room 1

Velux windows to front and rear aspects, fitted wardrobes, wooden floorboards, single panel radiator, access to eaves storage.

### Luxury Loft Space / Hobby Room 2

Velux window to rear aspect, wooden floorboards, access to eaves storage.

### Rear garden (South facing) Approximately 70ft

Large paved patio area and sheltered seating section with steps leading to rear, mainly laid to lawn with mature shrubs and flowerbeds bordering with an abundance of hedges and trees, outside tap and power supply, side access, fence enclosed, two garden sheds.

### Garage at side

Up/over door at front, hardstanding providing off street if desired, work bench and shelving, wall mounted “Worcester” boiler and mega flow system at side.

## 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











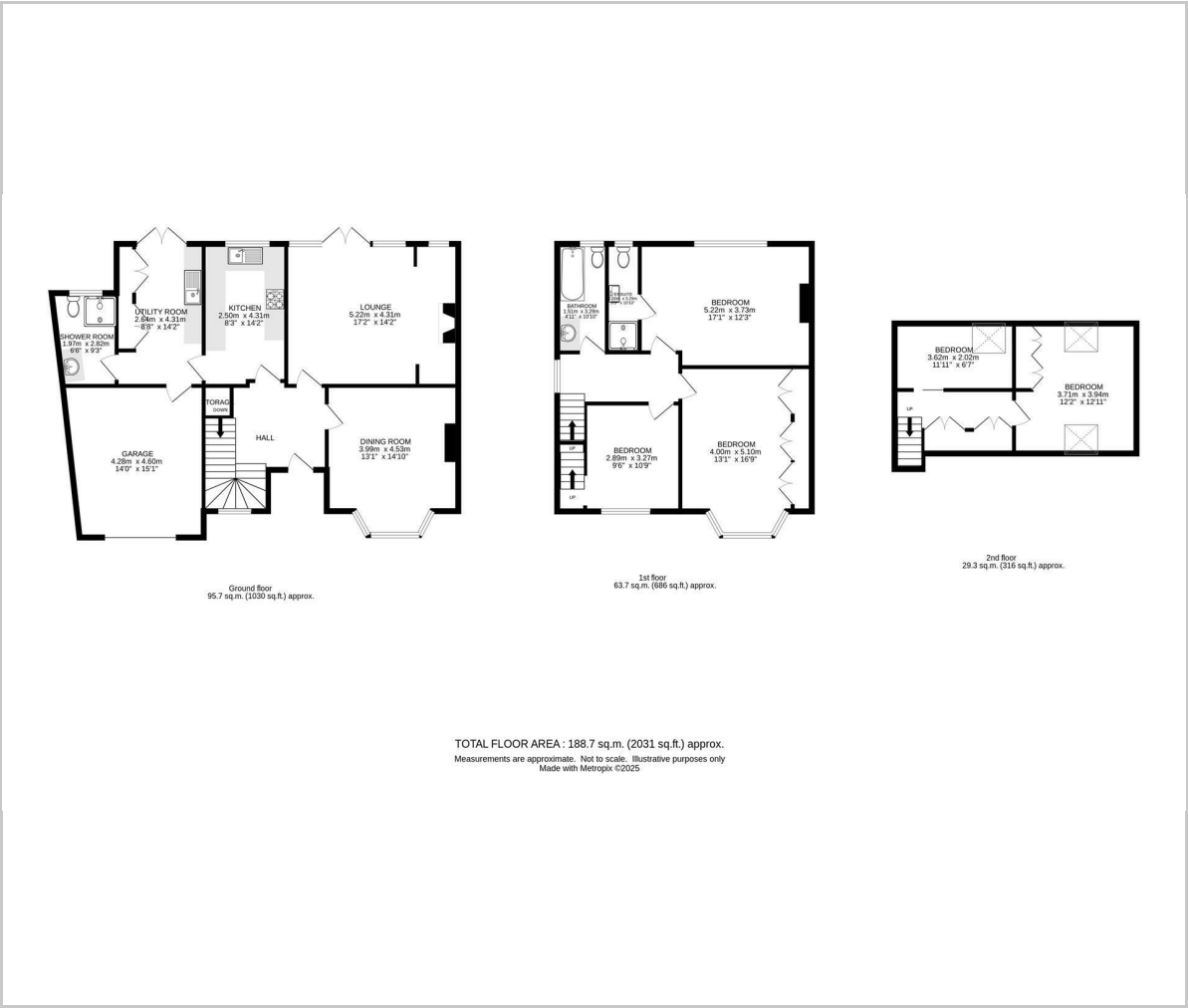








Floor Plan

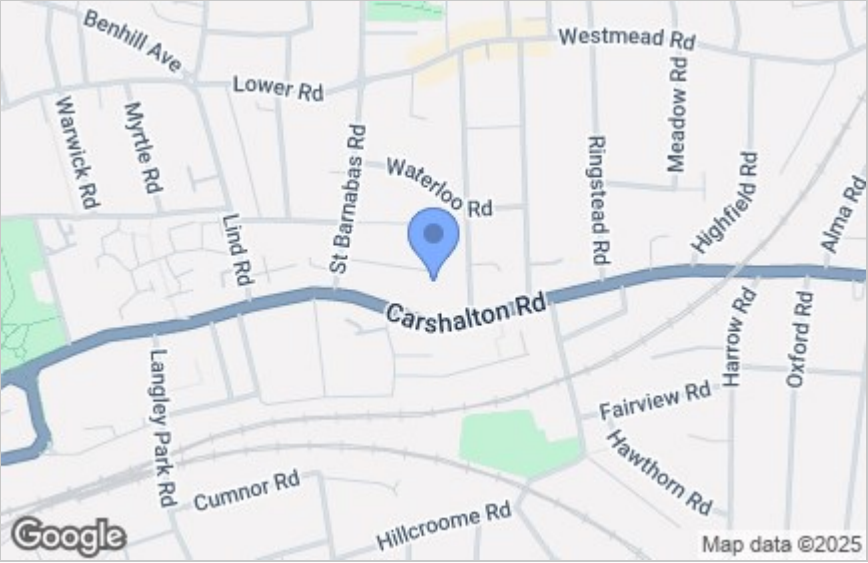


Viewing

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

