



10 Hawthorn Road, Sutton, SM1 4PF

Guide price £800,000

WH WATSON HOMES
Estate Agents

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NO ONWARD CHAIN! Welcome to this charming four-bedroom semi-detached Windebank house, a perfect blend of historical charm and modern living. Located in a highly sought-after area of Sutton (Carshalton Beeches border), this beautifully maintained property offers spacious accommodation with an open plan, extended, modern kitchen/diner, exquisite period features, and a prime location.

Windebank homes were known for their craftsmanship, attention to detail, high ceilings and use of high-quality materials. They often featured designs that were in keeping with the architectural trends of the times, such as the Arts and Crafts movement. The property was built in 1908 and combines historical elegance with contemporary comforts such as a utility room, downstairs spacious cloakroom, separate lounge and modern family bathroom. The airy kitchen/diner/family room opens out onto a landscaped contemporary patio area with steps up to a well maintained lawned garden.

A viewing is highly recommended.

Accommodation

Sheltered entrance, tiled step, wooden front door to..

Spacious entrance hall
Obscure window to front aspect, herringbone oak flooring, picture rail, coved ceiling, oldschool style radiator, large stairs storage cupboard with coat hanging space, wall mounted digital thermostat.

Lounge
UPVC double glazed window to front aspect, oldschool style radiator, feature cast iron fireplace, picture, coved ceiling.

Kitchen/diner
Modern range of fitted wall units with matching cupboards and drawers below, pull out larder cupboard, integrated fridge/freezer & dishwasher, granite work surfaces with inlaid 1 1/2 bowl stainless steel sink and chrome mixer tap, integrated oven/grill/microwave and warming drawers with slide away doors, granite Island with inlaid induction hob and built-in extractor fan, wine cooler and breakfast bar, modern radiator, open plan to..

Family/games room
Double glazed bi fold doors with integral shutters to rear aspect, feature rain sensor sky lantern, herringbone oak flooring with under floor heating, wall mounted digital thermostat.

Utility room
Cupboard space with solid worktop, inlaid sink and chrome mixer tap with hose attachment, space and plumbing for washing machine and tumble dryer, obscure double glazed door to side aspect, modern radiator.

Downstairs WC
Consisting of low level pushbutton flush WC, wash hand basin with chrome mixer tap, modern radiator, storage cupboards, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing
Double glazed window to side aspect, picture rail, coved ceiling, loft access.

Bedroom one
UPVC double glazed window to front aspect, single panel radiator, picture rail, coved ceiling, fitted wardrobes

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator, built in wardrobes, coved ceiling, picture rail.

Bedroom three
UPVC double glazed windows to rear aspect, single panel radiator, picture rail, coved ceiling.

Bedroom four
UPVC double glazed window to front aspect, double panel radiator, coved ceiling.

Bathroom
Modern four piece suite comprising freestanding clawfoot roll top bathtub with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with chrome mixer tap, low level pushbutton flush WC, heated chrome towel rail, obscure UPVC double glazed window to front aspect coved ceiling, extractor fan, tiled walls, tiled flooring, display mirror cabinet with lighting sensor.

Rear garden - approximately 60ft (South facing) Large paved patio area with steps leading to lawn section and flowerbeds and shrubs at side, hard standing rear seating area, garden shed, fence enclosed, side access, outside tap.

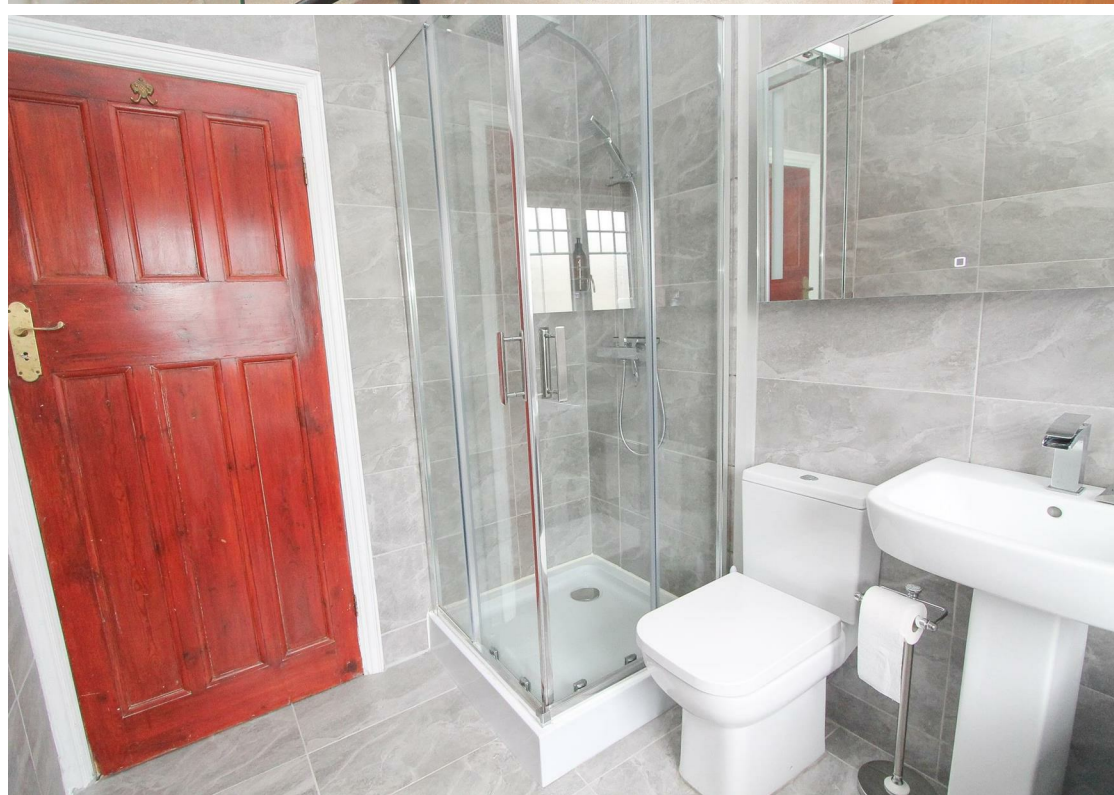
Garage at side
up/over door.

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.



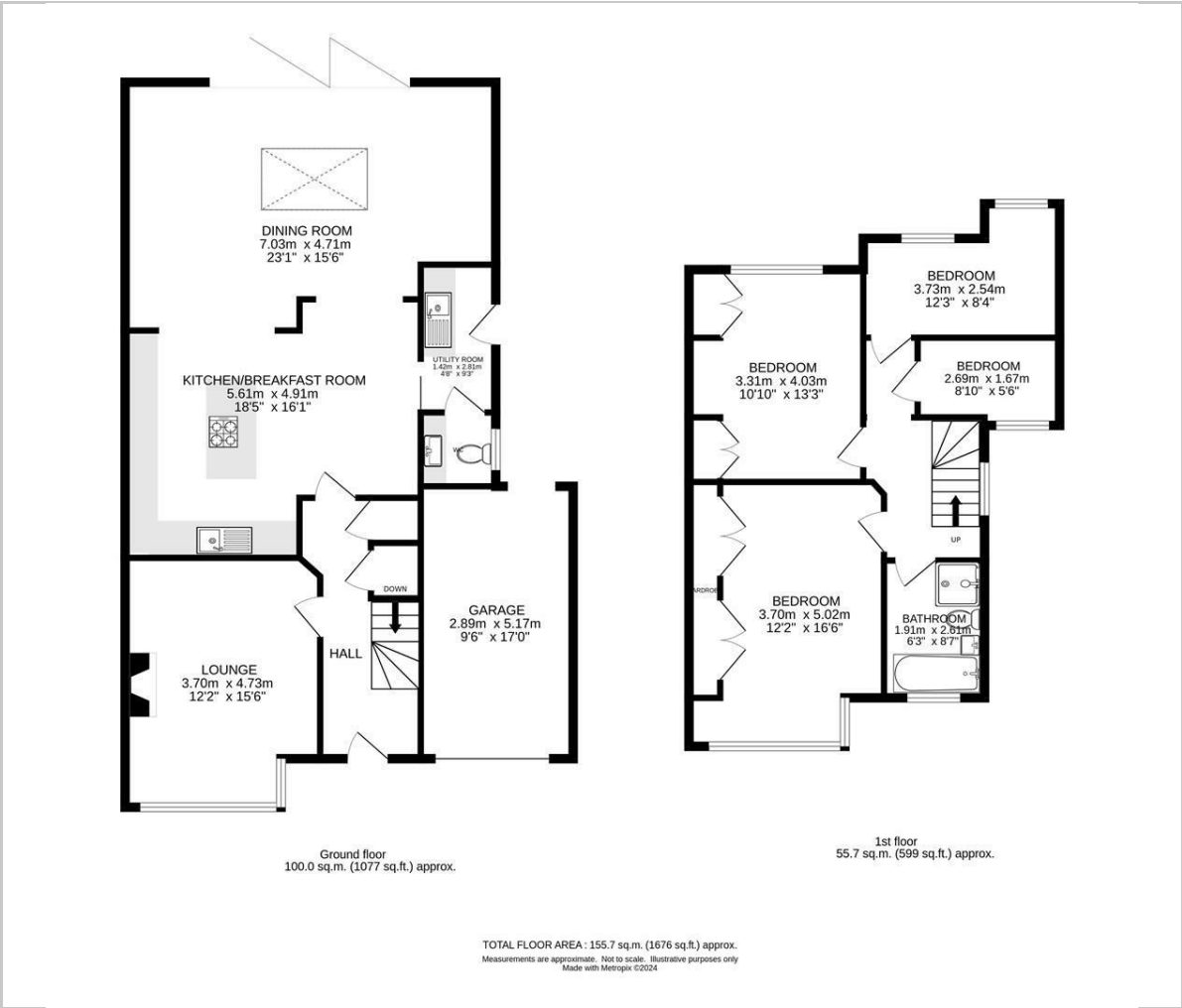








Floor Plan

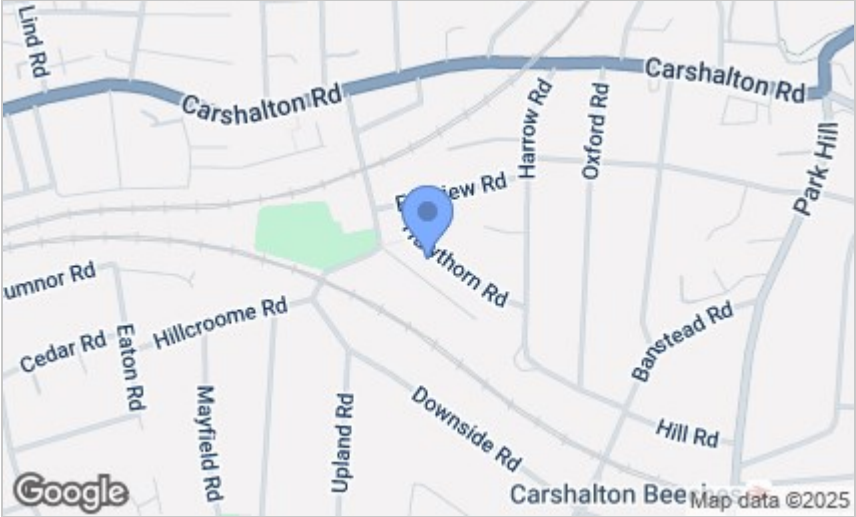


Viewing

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

