



101 Grove Road, Sutton, Surrey, SM1 2DB

Offers over £1,250,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this rare opportunity to acquire this substantial six double bedroom Edwardian period, semi detached family home set over three floors. The property has a wealth of period features which sit perfectly with the refurbishment undertaken by the current owners. The property is situated in the Landseer Conservation Area on the borders of Cheam and Sutton, just 10 minutes from both Cheam and Sutton mainline rail stations that serve both London Victoria and London Bridge. Cheam village offers a variety of shops and restaurants whilst Sutton provides the larger high street stores. Numerous well regarded nurseries, primary and secondary schools are with easy reach. The area is also well served by a variety of excellent leisure facilities including both Cuddington and Banstead Downs Golf Clubs, Epsom & Sutton Rugby Club and Sutton Cricket Club

Accommodation

Large covered entrance with ornate herringbone tiling, feature stained glass wooden front door to..

Spacious Entrance Hall

Herringbone wood block flooring, double panel and single panel radiators, picture rail, ceiling cornice, large under stairs storage cupboard, wall mounted "Hive" heating control.

Lounge

Large bay with double glazed sash windows at front, fitted plantation shutters, double panel radiator, fireplace with stone mantle piece and granite hearth, feature stained glass windows to side aspect, herringbone wood block flooring, picture rail, ceiling cornice.

Dining Room

Feature fireplace with wooden mantelpiece, picture rail, ceiling cornice, double panel radiator, herringbone wood block flooring, open plan to..

Kitchen/Breakfast Room/Family Area

Double glazed bi folding doors to rear aspect and feature roof lantern, tiled flooring, double panel radiator, coved ceiling, modern radiator.

Kitchen Area

Range of fitted wooden wall units with matching cupboards and drawers below, granite worktops with inlaid ceramic sink and chrome mixer tap with hose attachment, double glazed sash window to rear aspect, island with breakfast bar and storage cupboards below, space for large gas range cooker, space for American style fridge/freezer, tiled flooring, integrated dishwasher, integrated wine cooler, coved ceiling.

Utility Room

Range of fitted wall units with matching cupboards below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, large storage cupboard, single panel radiator, tiled flooring, double glazed door to side aspect.

Downstairs WC
Consisting of low

Stairs to 1st floor

Main Bedroom
Large bay at front
radiator.

En-suite Bathroom
Consisting of fre
cupboards below
towel rail.

Bedroom Two
Double glazed sa

Bedroom Three
Double glazed w

Bathroom
Luxury four piec
unit with wash ha
window to side a

Stairs to 2nd floor

Bedroom Four
Double glazed w

Bedroom Five
Double glazed w

Bedroom Six
Double glazed w

Shower Room
Consisting of tile
towel rail, 'Velux

Rear Garden (So
Indian sandstone
garden sheds at r

Front
Gravelled drivew



anel

orage
rs, heated

, vanity
secure

chrome

ccess,







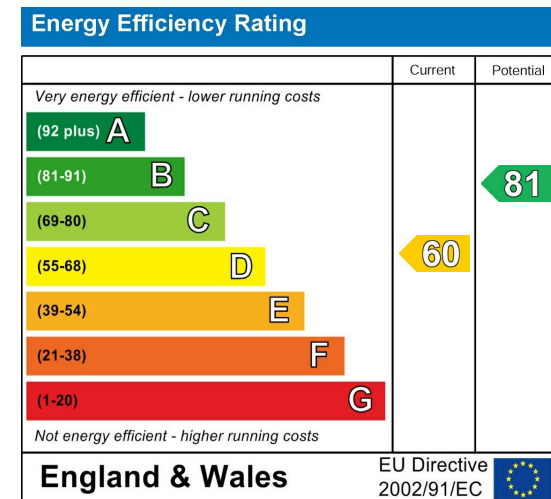
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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