



First Floor, 66 Thicket Road, Sutton, Surrey, SM1 4PY

Guide price £340,000



**WH WATSON HOMES**  
Estate Agents

## 66 Thicket Road, Sutton, SM1 4PY

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 wa

Bedroom to  
UPVC dou

Bathroom  
Four piece  
shower, pe  
cupboard,  
heated chro

Own rear g  
Mainly lai  
side acces

Front  
Driveway

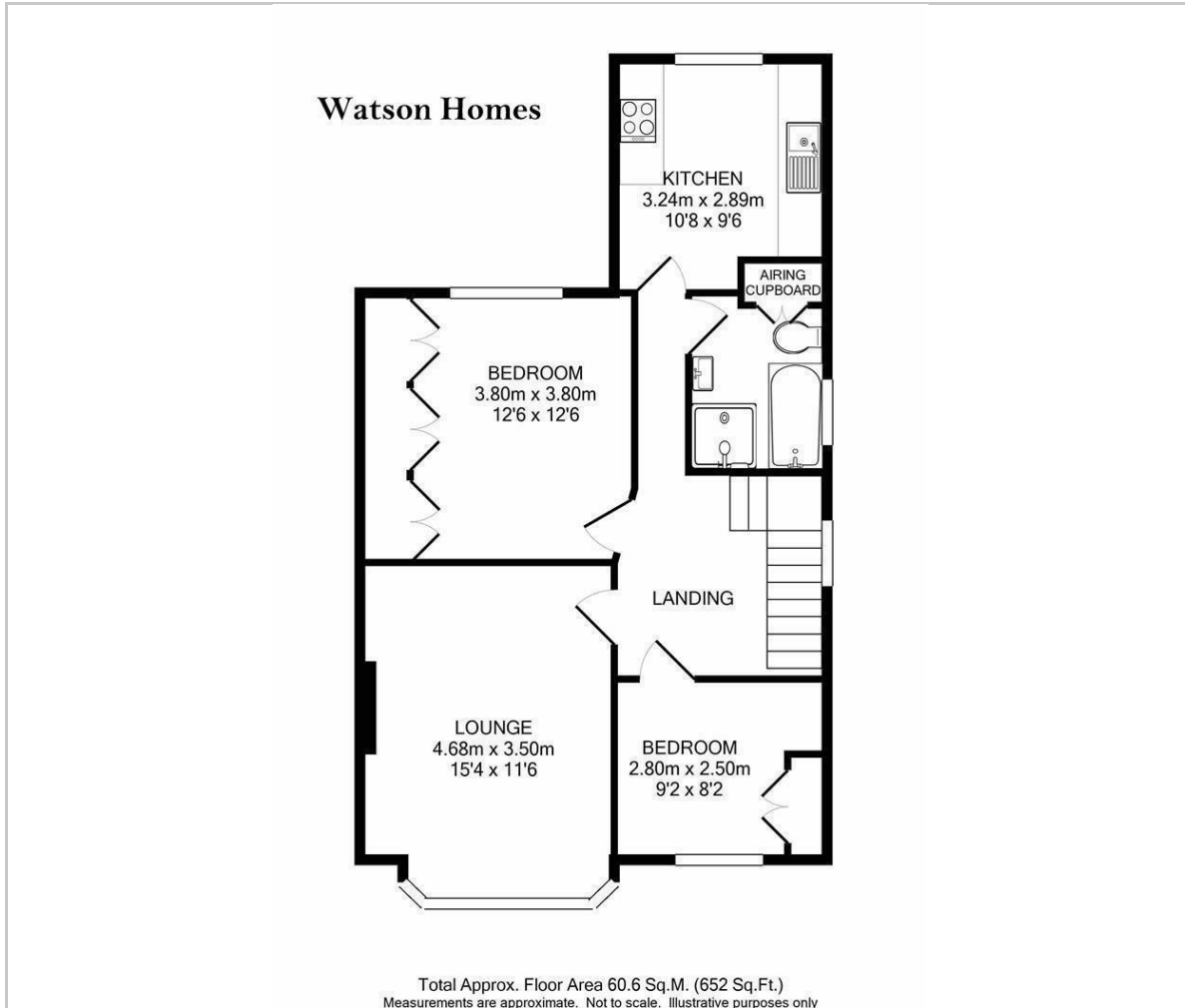








## Floor Plan

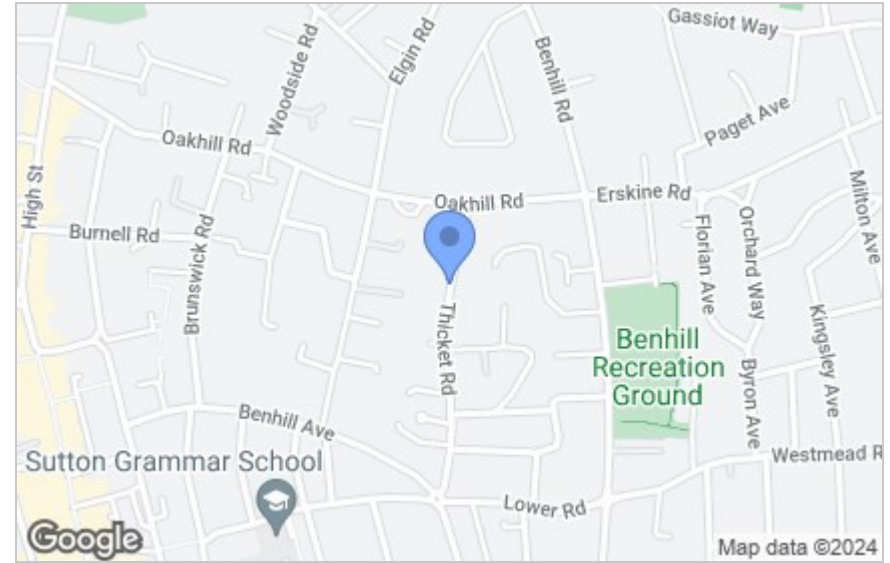


## Viewing

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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## Area Map



## Energy Efficiency Graph

