



18 Firs Mews 23a Worcester Road, Sutton, SM2 6PW

Guide price £750,000



**WH WATSON HOMES**  
Estate Agents

# 18 Firs Mews 23a Worcester Road, Sutton, SM2 6PW

Nestled away in a sought after gated development, is this immaculately presented modern townhouse offering flexible open plan living. Situated in a highly sought after tree lined road in South Sutton, this superb property is perfectly located to be near transport links and local shops. Sutton mainline train station is only a short walk away allowing easy access into central London and beyond, and Sutton High Street with all the facilities it has to offer including a large variety of shops, restaurants and cafes.

The property offers a 25ft lounge/diner, a 23ft conservatory, an en-suite bathroom, a downstairs WC, pretty front and rear gardens, allocated parking, cycle storage, well kept communal grounds and solar panels.

## Accommodation

Covered entrance

Obscure double glazed front door to..

Entrance hall

Tiled flooring with under floor heating, double panel radiator, wall mounted entry phone system and alarm panel.

Lounge/diner

UPVC double glazed windows and doors to side and rear aspects, oak flooring with underfloor heating, three double panel radiators, large under stairs storage cupboard.

Conservatory

UPVC double glazed windows and doors to front and rear aspects, wood flooring, wall lights.

Kitchen

Range of fitted gloss wall units with matching cupboards and drawers below, granite worktops with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and microwave above, integrated dishwasher, integrated fridge/freezer, tiled flooring under floor heating, large serving hatch, UPVC double glazed sash window to front aspect.

Downstairs WC

Consisting of low level push button flush WC, heated towel rail, wash hand basin with chrome mixer tap and storage cupboard below, tiled flooring with underfloor heating, extractor fan, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing

Bedroom two

UPVC double glazed sash window to rear aspect, double panel radiator, fitted wardrobes and desk area, double panelled radiators

Bedroom three

UPVC double glazed windows to front aspect, double panel radiators, fitted wardrobes with desk area.

Bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, part tiled walls, extractor fan, obscure UPVC double glazed window to side aspect.

Stairs to 2nd floor

Main bedroom

UPVC double glazed sash window to front aspect, large storage cupboard, fitted wardrobes, double panel radiator, further storage cupboard.

Ensuite bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap, heated chrome towel rail, part tiled walls, low level push button flush WC, extractor fan, velux window to rear aspect.

Rear garden

Decking area leading to lawn section with flowerbeds bordering, fence and brick wall enclosed.

Front garden

Paved patio garden with shrubs and flowerbeds bordering, outside storage shed, fence enclosed with gated access.

Front

Allocated parking for 2 vehicles, bike shed & storage accessed via electric gates.

Well kept communal gardens.

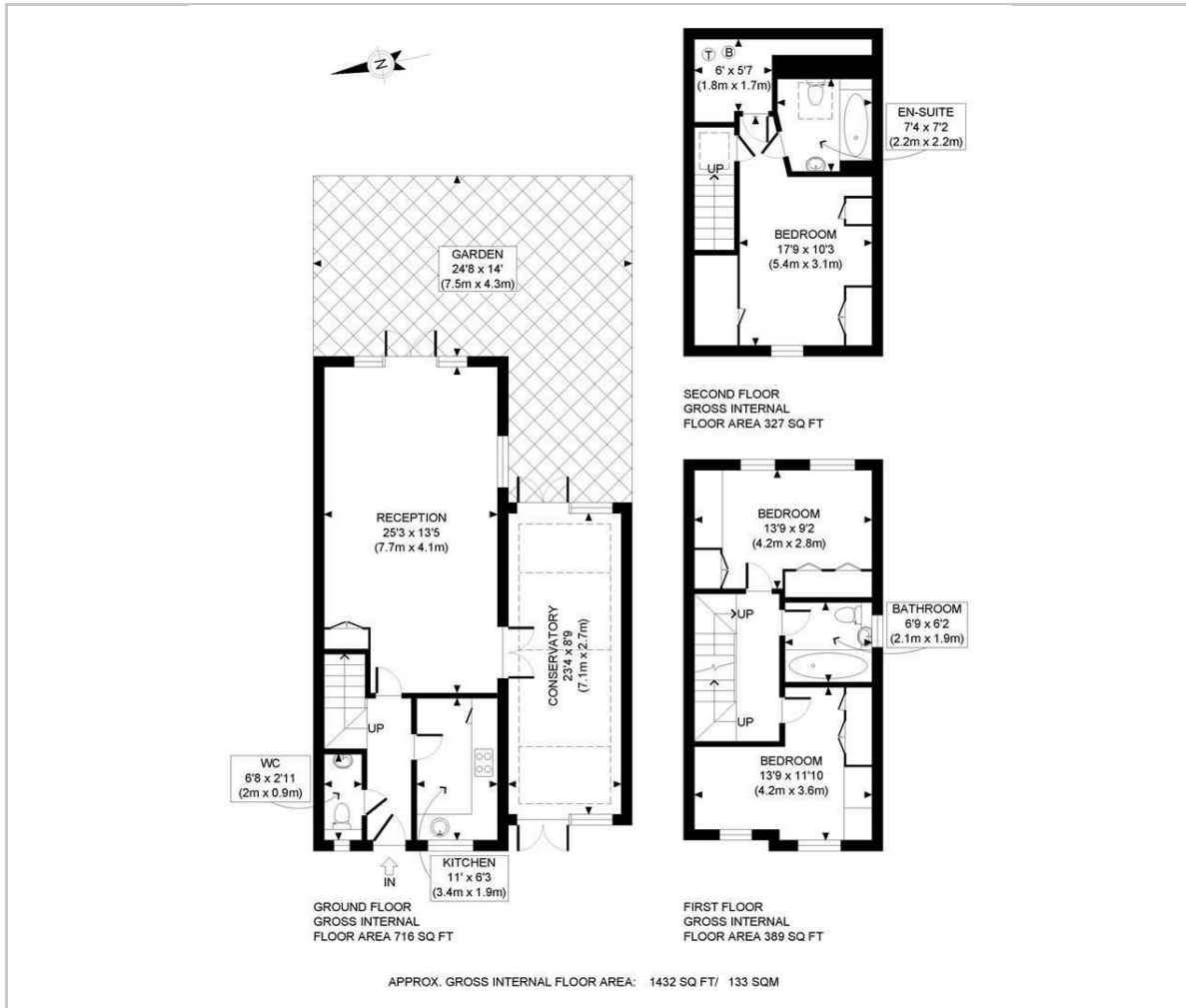








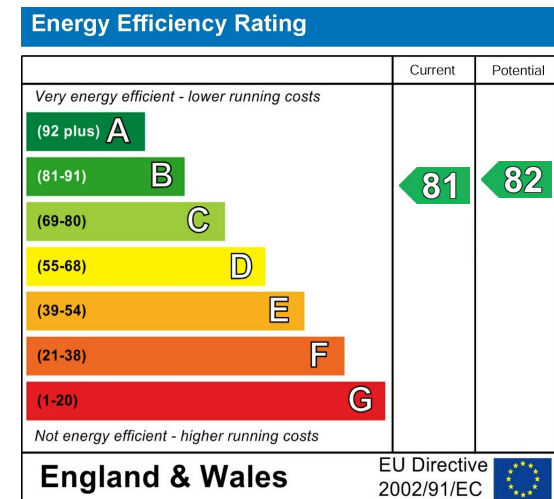
## Floor Plan



## 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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