



44 St. James Avenue, Sutton, SM1 2TH

Offers over £548,800



WH WATSON HOMES
Estate Agents

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SIMPLY STUNNING!!! Watson Homes Cheam are delighted to offer this spacious three bedroom semi detached family home located on a sought after no through road in Sutton. The property offers modern open plan living, a luxury bathroom suite, further scope to extend s.t.p.p, and a pretty rear garden.

Locally, Sutton and Cheam provide a wide range of amenities including shops, restaurants, leisure facilities and well-regarded education opportunities such as Sutton Grammar for Boys and Nonsuch High School for Girls. Commuters have a choice of train stations at West Sutton, Sutton and Cheam all serving central London, plus an express bus service via Cheam and Sutton towards Heathrow, Croydon and Kingston-upon-Thames.

Accommodation

Covered entrance

Obscure UPVC double glazed front door to..

Entrance hall

Luxury wood effect vinyl flooring, double panel radiator, wall mounted alarm panel and “hive” heating control, large under stairs storage cupboard housing “Worcester” combination boiler.

Lounge area

UPVC double glazed bay window to front aspect, fitted plantation shutters, luxury wood effect vinyl flooring with underfloor heating, open plan to..

Kitchen/diner

Range of fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid sink and chrome mixer tap, inlaid five ring gas hob with extractor fan above, integrated “AEG” oven/grill/microwave, integrated wine cooler, integrated washing machine and tumble dryer, integrated dishwasher, space for American style fridge/freezer, two skylights and UPVC double glazed window to rear aspect, luxury wood effect vinyl flooring with under floor heating, UPVC double glazed doors to rear garden.

Stairs to 1st floor landing

Loft access with pull down ladder.

Bedroom one

UPVC double glazed window to front aspect, double panel radiator.

Bedroom two

UPVC double glazed window to rear aspect, double panel radiator.

Bedroom three

UPVC double glazed window to front aspect, double panel radiator.

Bathroom

Luxury “Burge and Gunson” suite comprising panel enclosed bath with thermostatic shower, wash hand bowl basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, part tiled walls, tiled flooring under floor heating, obscure UPVC double glazed window to rear aspect.

Rear garden approximately 60ft

Composite decking area leading to lawn section with further paved patio seating area, fence enclosed, outside tap, outside power supply.

Detached summer house with power and light and side storage.

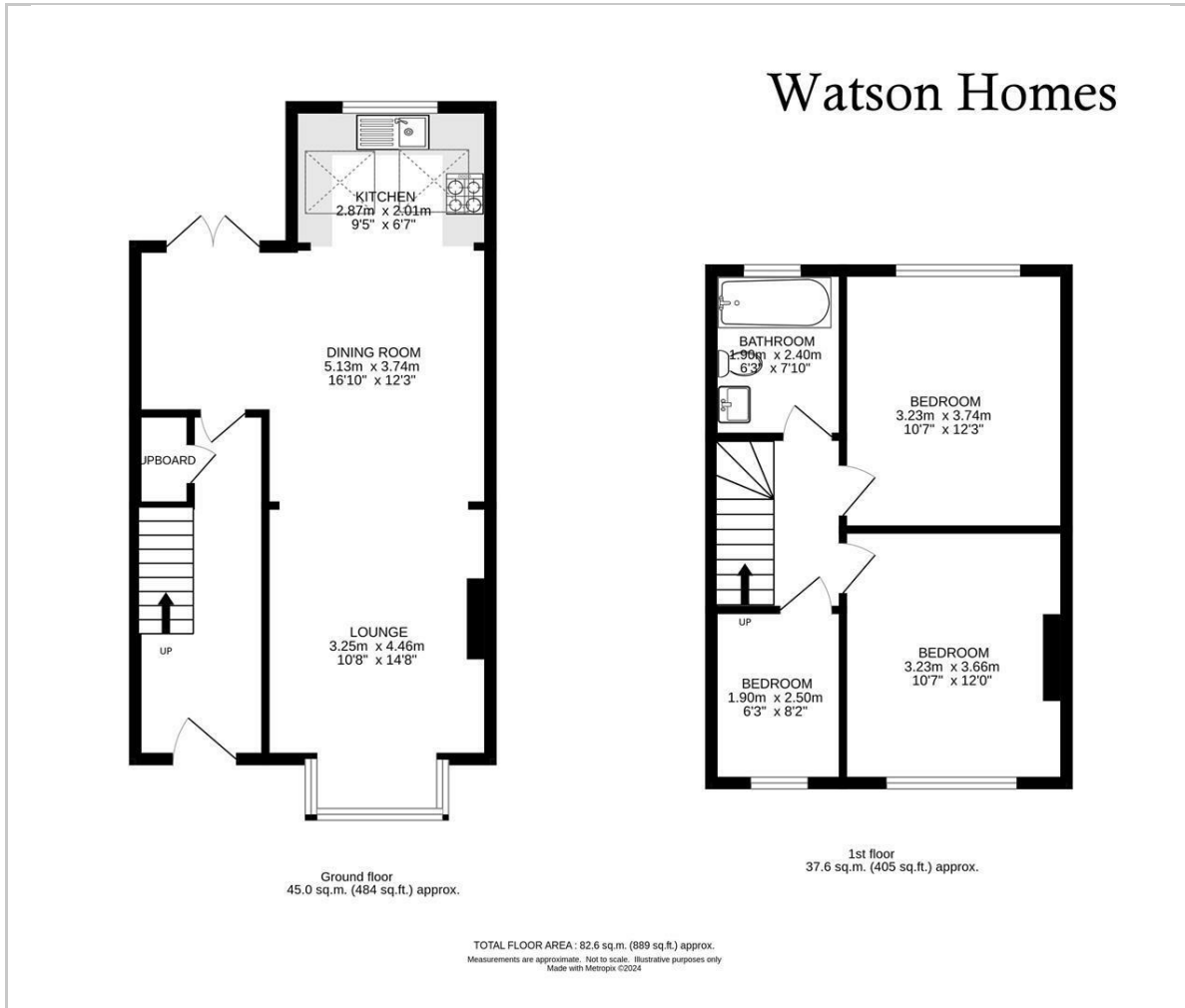








Floor Plan

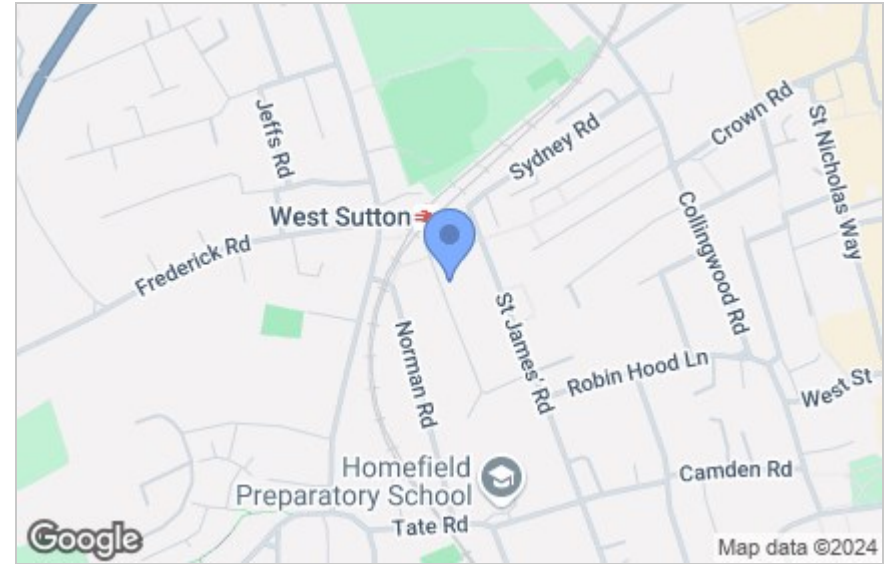


Viewing

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

