



37 Beauchamp Road, Sutton, SM1 2PY

Guide price £500,000



**WH WATSON HOMES**  
Estate Agents



## 37 Beauchamp Road, Sutton, SM1 2PY

Watson Homes are delighted to offer this charming VICTORIAN TWO DOUBLE BEDROOM home with two reception rooms, a stunning kitchen, located in a sought after no through road in Sutton.

The property is located within walking distance to Sutton High Street with an array of amenities and outstanding schools including ' Westbourne Primary School, Robin Hood Infants and Juniors, All Saints Primary and Sutton Grammar, also close by for transport links are West Sutton Rail Station and Sutton Common Rail Station.

### Accommodation

Covered entrance

Obscure part glazed wooden front door to..

Entrance hall

Stripped floorboards, single panel radiator, ceiling cornice.

Lounge

UPVC double glazed windows to front aspect, stripped floorboards, fireplace with granite hearth and wooden mantelpiece, fitted shelving, ceiling cornice.

Dining room

Stripped floorboards, modern radiator, coved ceiling, feature panelling, open fireplace with granite hearth and wooden mantelpiece, access to large storage cupboard, open plan to..

Kitchen

Range fitted wall units with matching cupboards and drawers below, marble effect worktops with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with extractor fan above, integrated oven/grill, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, tiled effect flooring, Breakfast bar area and shelving, cupboard housing combination boiler, UPVC double glazed window and patio doors to rear aspect, coved ceiling, modern radiator.

Stairs to 1st floor landing

Loft access

Bedroom one

UPVC double glazed windows to front aspect, fitted wardrobes, double panel radiator.

Bedroom two

UPVC double glazed window to rear aspect, covered radiator, built-in wardrobe.

Bathroom

Modern three-piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level flush WC, tiled flooring, part tiled walls, picture rail, obscure UPVC double glazed window to rear aspect.

Rear garden (South facing)

Indian sandstone paved patio area with footpath to rear, lawn section with flowerbeds and shrubs bordering, wooden shed and gazed rear access, fence enclosed, outside tap and power supply.

### 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.











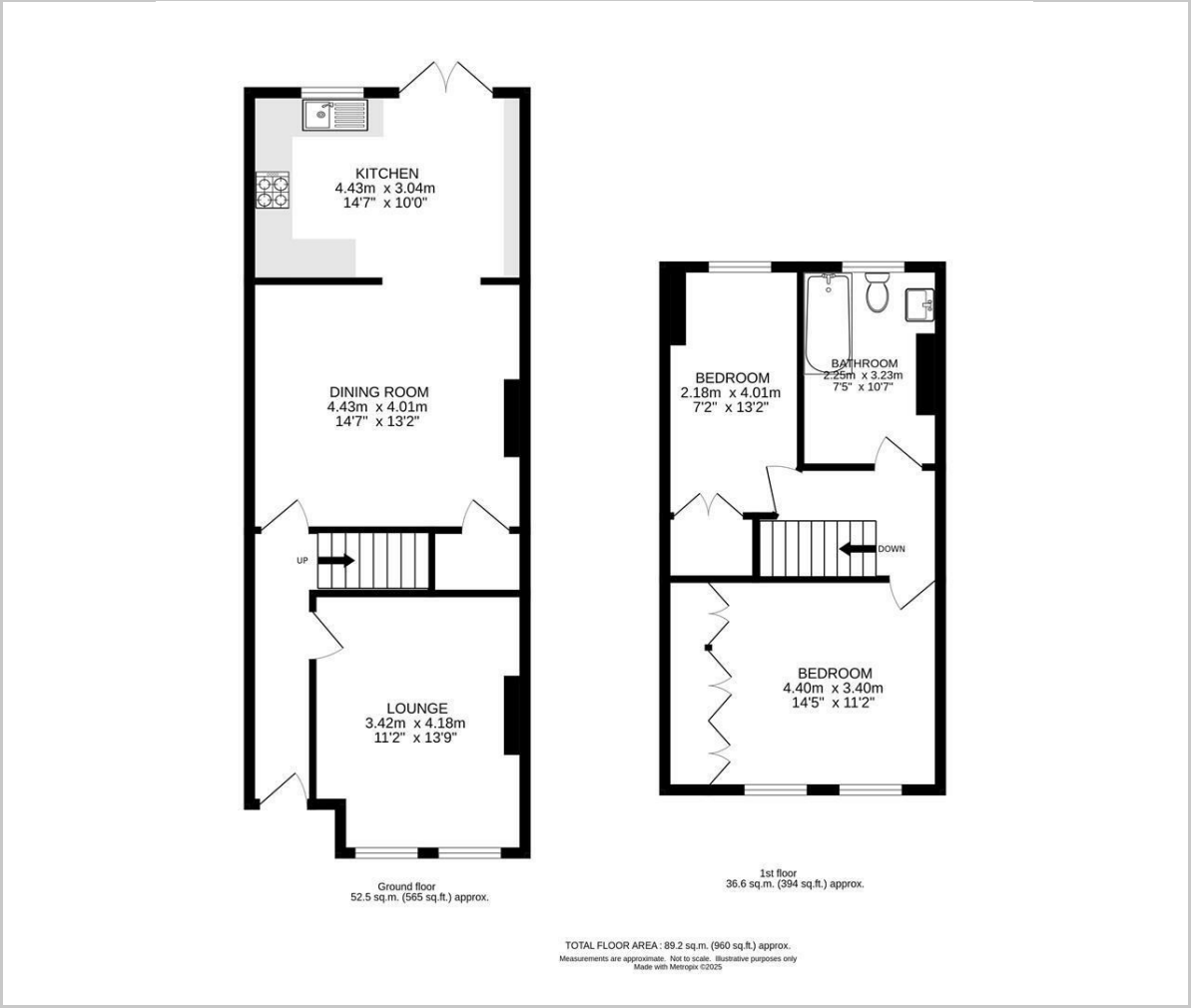








Floor Plan



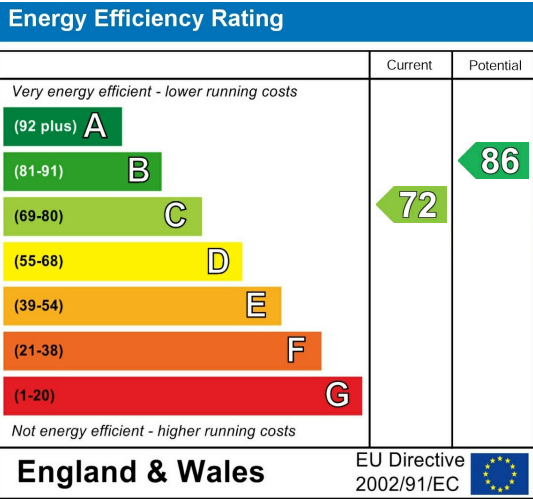
Viewing

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

Area Map



Energy Efficiency Graph



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