



64 Whittaker Road, Sutton, SM3 9QG

Offers over £700,000



WH WATSON HOMES
Estate Agents

64 Whittaker Road, Sutton, SM3 9QG

Overview

Nestled on Whittaker Road in the charming area of Sutton, this delightful end-terrace house offers a perfect blend of modern living and family comfort. Spanning an impressive 1,276 square feet, this extended and beautifully modernised home is ideal for those seeking space and style. On the ground floor you are welcomed into an open-plan kitchen, living and dining area, which serves as the heart of the home. This inviting space is perfect for both entertaining guests and enjoying family time. There is an additional lounge to the front of the property, ideal for larger families looking for more than one living space. The layout flows seamlessly, creating a warm and welcoming atmosphere throughout.

Upstairs the property boasts four well-proportioned bedrooms, providing ample space for family members or guests. Additionally, the house features two luxury bathrooms, thoughtfully designed to offer both convenience and elegance. The property includes off-street parking for up to two cars, a valuable asset in this desirable location.

Whittaker Road is well located for sought after schools, and local shops and transport links are just a short walk away. Do not miss the opportunity to make this stunning house your new home!

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Accommodation

Double glazed entrance porch, front door into

Entrance Hall

Understairs storage cupboard, feature panelled walls

Living Room

Feature fireplace with log burner, radiator, laminate flooring, double glazed window to front aspect

Open plan Kitchen Diner and Family Room

Kitchen Area

Range of modern fitted kitchen units and drawers, wood worktops, integrated 'Neff' oven and grill, gas hob and chrome extractor hood above, space for American fridge freezer, kitchen island with inset ceramic sink and chrome mixer tap, integrated dishwasher and wine cooler, laminate flooring with underfloor heating.

Dining/Family Area

Laminate flooring with underfloor heating, double glazed window to rear aspect with bespoke fitted shutters, roof lanterns, double glazed bifold doors opening out to garden

Shower Room

Modern suite comprising of shower cubicle, thermostatic shower with main showerhead and hand shower attachment, pedestal wash handbasin with chrome mixer taps, WC, heated chrome towel rail, utility area with space and plumbing for washing machine, wood worktop and fitted units, extractor fan, laminate flooring with underfloor heating, cupboard housing 'Worcester Bosch' combination boiler.

Stairs to 1st floor landing

Fitted carpet, loft access

Bedroom One

Double glazed window to front aspect, radiator, fitted carpet, built-in wardrobes

Bedroom Two

Double glazed window to rear aspect, radiator, fitted carpet

Bedroom Three

Double glazed window to front aspect, radiator, fitted carpet

Bedroom Four

Double glazed window to front and side aspect, radiator, fitted carpet

Bathroom

Luxury bathroom suite comprising of roll top clawfoot bathtub with chrome mixer tap and hand shower attachment, walk-in shower cubicle, thermostatic shower with rain showerhead and hand shower attachment, WC, pedestal wash handbasin with chrome taps, radiator, part tiled walls, double glazed obscure window to rear aspect, shaver point, luxury vinyl flooring.

Outside

To the front

Resin driveway with offstreet parking for two cars

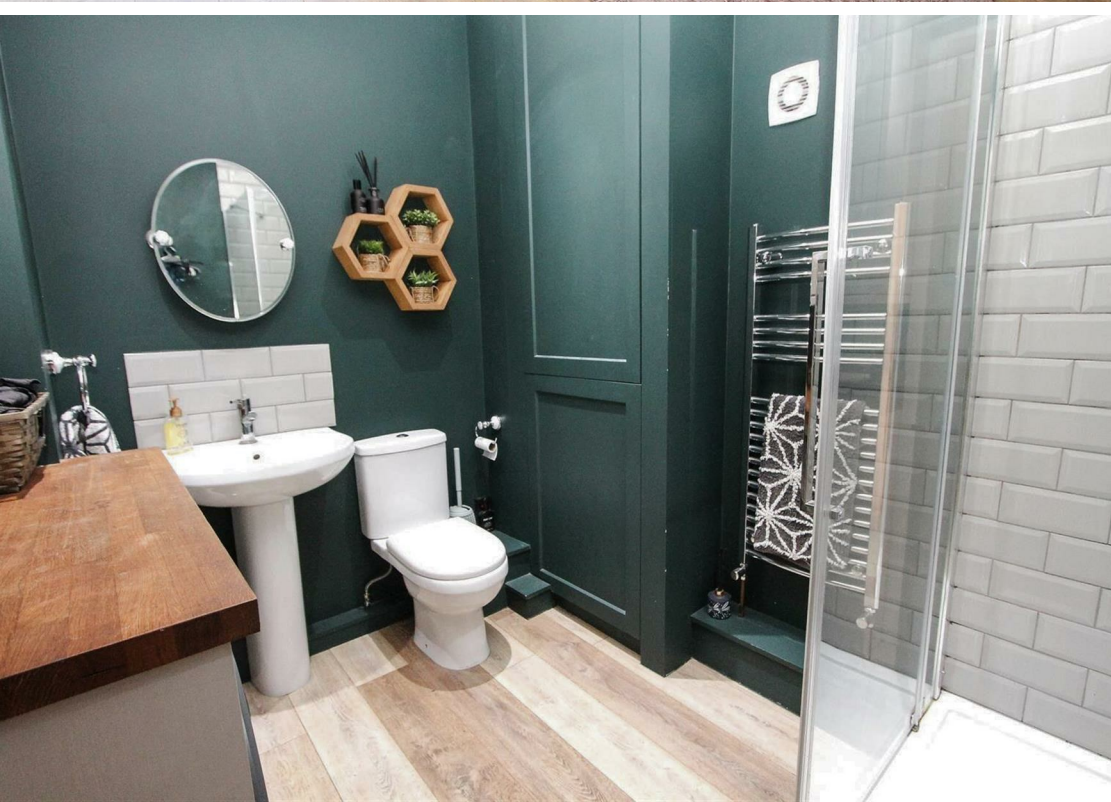
Rear Garden

Paved patio area, lawn section, raised borders with flowers, decking area with summer house.

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

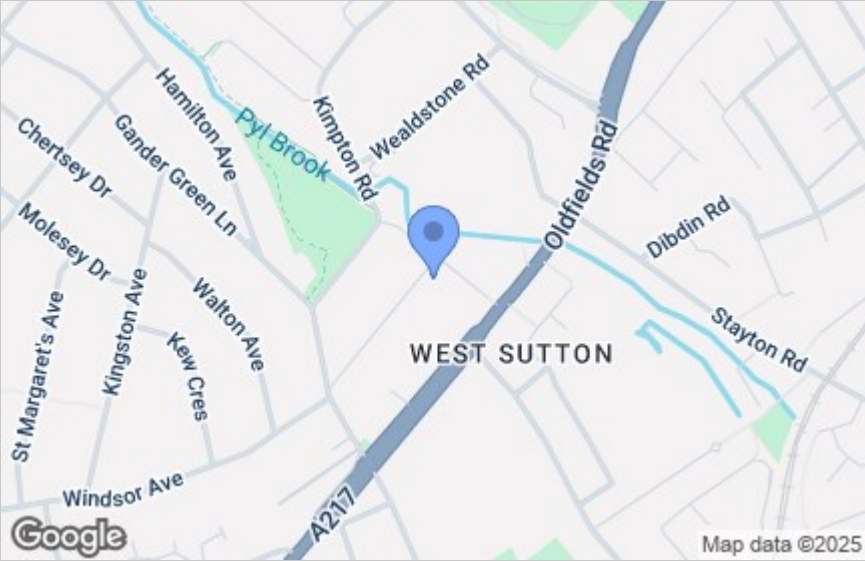


Viewing

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.

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Area Map



Energy Efficiency Graph

