



353 Sutton Common Road, Sutton, SM3 9HZ



Offers in excess of
£825,000

WH WATSON HOMES
Estate Agents

353 Sutton Common Road

Sutton, SM3 9HZ

** SIDE ANNEX**

A fantastic opportunity to acquire this spacious and well-presented four-bedroom semi-detached family home (1,959 sq ft), featuring a fully self-contained, two-storey one-bedroom annex with its own private entrance.

Ideally located for Glenthorne High School and just a short walk from Sutton Common Station, this unique property offers exceptional flexibility for families, multi-generational living or buyers seeking income potential.

The main residence boasts 2 reception rooms, a modern open-plan kitchen with separate utility area, a family bathroom and three well-proportioned bedrooms.

What truly sets this property apart is the impressive side annex, arranged over two floors. The ground floor features a kitchen/diner, downstairs W/C and a separate reception room with direct access to the rear garden. Upstairs, you'll find a large double bedroom with en-suite bathroom, offering a private and comfortable living space ideal for extended family, guests or rental use (STPP).

Accommodation

Sheltered entrance
Decorative tiled step, double glazed composite front door to..

Spacious entrance hall
Vinyl wood effect flooring, large under stairs storage space, single panel radiator, coved ceiling, feature panelled walls.

Lounge
UPVC double glazed bay window to front aspect, single panel radiator.

Dining room
Vinyl wood effect flooring, covered radiator, open plan to..

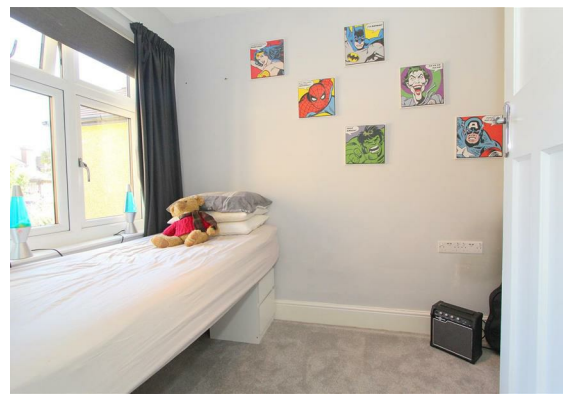
Kitchen/breakfast room
Range of fitted gloss wall units with matching cupboards and drawers below, Quartz worktops with breakfast bar area, inlaid ceramic sink with chrome mixer tap, inset "Bosch" induction hob with oven/grill/microwave at side, space for American style fridge/freezer, integrated dishwasher, three feature skylights, UPVC double glazed window to rear aspect and patio doors side, tiled splash back, vinyl wood effect flooring with under floor heating.

Utility room
Range of fitted wall units with pantry cupboard and fitted storage units, Quartz effect worktop with space and plumbing for washing machine and tumble dryer below, vinyl wood effect flooring with under floor heating.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboards below, fitted storage cupboard with hanging rail, vinyl wood effect flooring with under floor heating, tiled walls.

Stairs to 1st floor landing
Covered radiator, loft access, feature panelled walls.





Main bedroom
UPVC double glazed bay window to front aspect, two double panel radiators, fitted wardrobes.

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

Bedroom three
UPVC double glazed window to front aspect.

Bathroom
Luxury four piece suite consisting of tiled cubicle with thermostatic shower, 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, extractor fan, obscure UPVC double glazed window to rear aspect, tiled walls, tiled flooring.

Separate Annex

Obscure double glazed composite front door to..

Spacious entrance hall
Obscure UPVC double glazed window to side aspect, vinyl wood effect flooring, fitted under stairs storage cupboard.

Lounge/diner
UPVC double glazed windows and patio doors to rear aspect, vinyl wood effect flooring with underfloor heating.

Kitchen/breakfast room
Range of fitted gloss wall units with matching cupboards and drawers below, Quartz effect worktops with inlaid stainless steel sink and chrome mixer tap, integrated "Bosch" oven/grill, space and plumbing for washing machine, integrated dishwasher, vinyl flooring with underfloor heating, UPVC double glazed window to front aspect.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, vinyl wood effect flooring with underfloor heating, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor
Annex bedroom
UPVC double glazed window to rear aspect, double panel radiator.

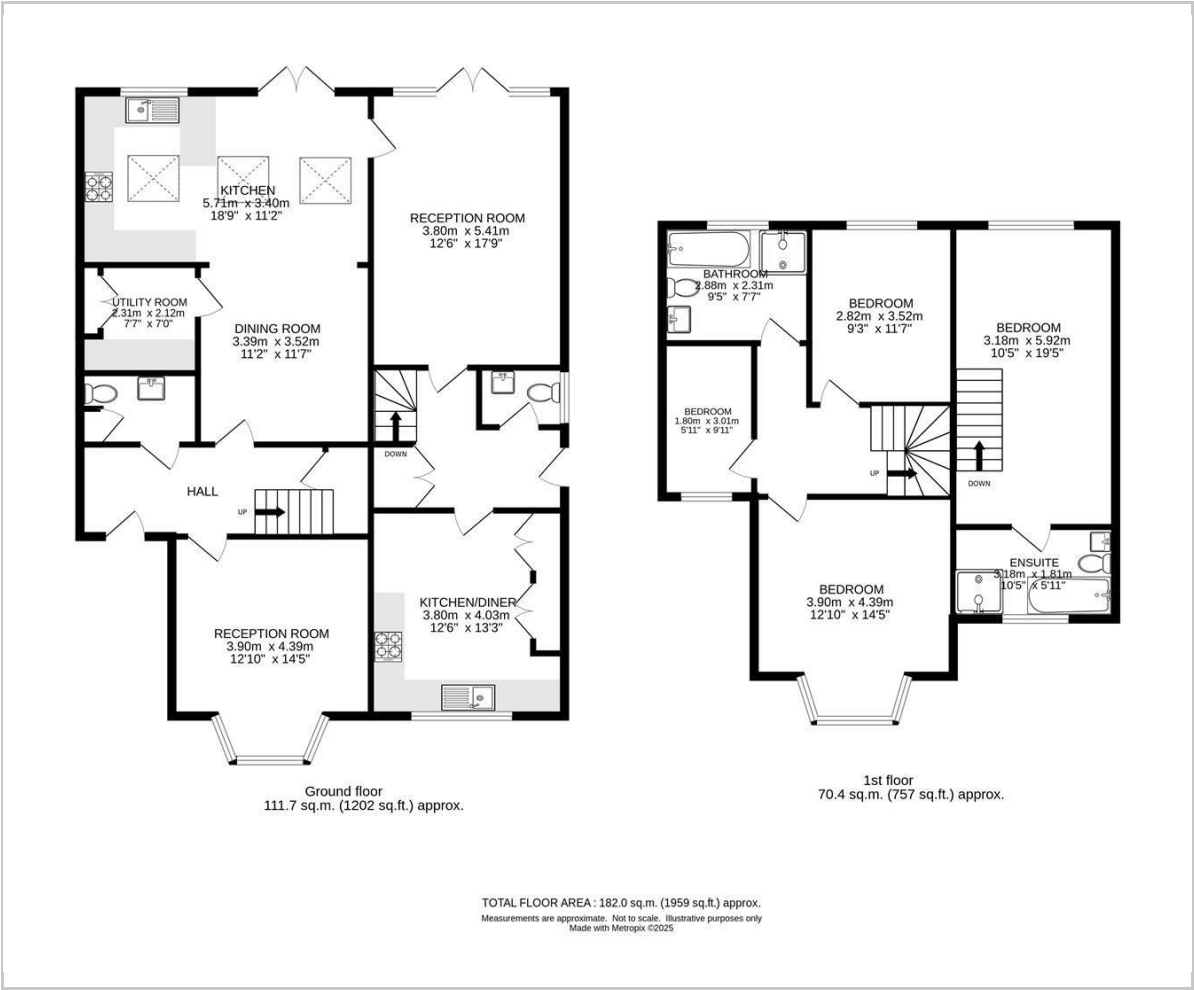
Ensuite bathroom
Modern four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, tiled walk in cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring, obscure UPVC double glazed window to front aspect.

Rear garden (Southerly aspect)
Approximately 100ft
Large sandstone paved patio area leading to lawn section with footpath to rear, flowerbeds and shrubs bordering, apple tree, rear decking area with sheltered seating sections and large garden shed and summer house, outside power and lighting, outside hot and cold tap, fence enclosed, gated side access.

Front
Large block paved driveway proving off street parking for several vehicles, outside power and lighting.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct

Floor Plan

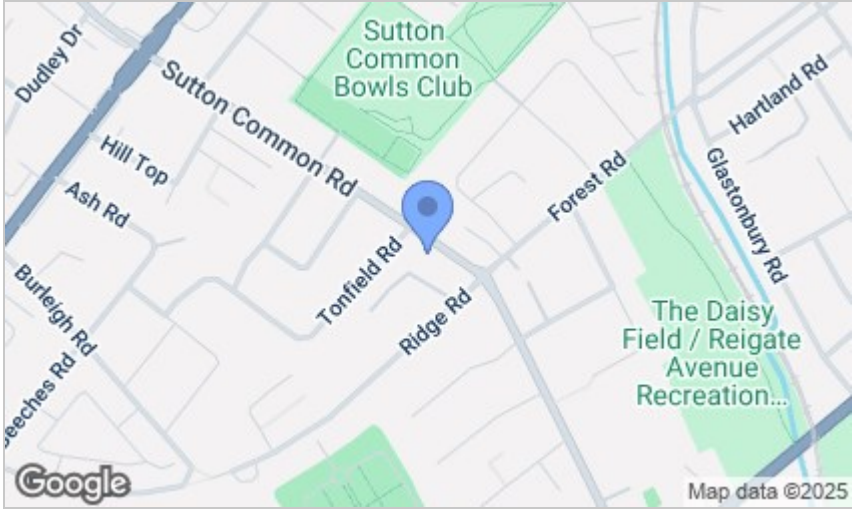


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

