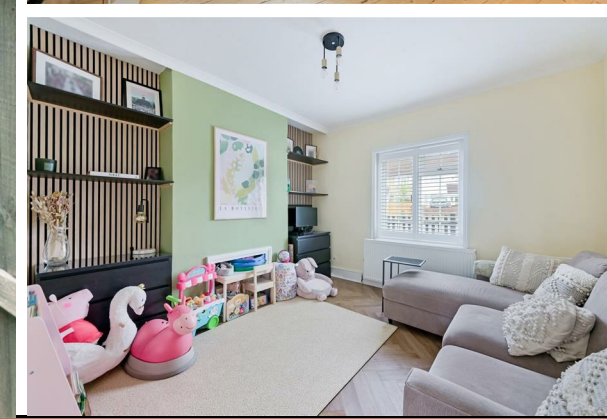




238 Sutton Common Road, Sutton, SM3 9PW



Offers over £575,000

WH WATSON HOMES
Estate Agents

Watson Homes are delighted to offer this deceptively spacious THREE DOUBLE BEDROOM, THREE BATHROOM, semi detached family home. The property boasts modern open plan living as well as a separate lounge (possible fourth bedroom) and a pretty rear garden.

Sutton Common Road is ideally situated for families, with 14 excellent schools located within just a mile of this lovely home. Sutton Common National Rail Station is only 0.6 miles away, offering direct connections to both Wimbledon and London Blackfriars. Several bus routes also provide easy access to Morden Underground Station (Northern Line). Right on your doorstep, you'll find two nearby recreation grounds, as well as a variety of local shops and businesses to explore and enjoy.

Accommodation

Obscure double glazed composite front door to...

Inner lobby

Large under stairs storage cupboard, stripped floorboards.

Lounge

UPVC double glazed windows to front aspect, fitted plantation shutters, double panel radiator, open fireplace, coved ceiling, herringbone wood effect flooring.

Dining room

UPVC double glazed windows to side and rear aspects, double panel radiator, coved ceiling.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid gas hob and oven/grill below, roll top work surfaces with inlaid stainless steel sink and brushed chrome mixer tap, integrated dishwasher, integrated washing machine, integrated fridge/freezer, stripped floorboards, tiled splash back, UPVC double glazed window to side aspect, archway to..

Family room

UPVC double glazed window to side aspect patio doors to rear, feature skylight, stripped floorboards.

Downstairs showering

Luxury suite consisting of tiled cubicle with thermostatic shower, wash hand basin with mixer tap, heated towel rail, low-level push button flush WC, tiled flooring, tiled walls.

Stairs to 1st floor landing

Bedroom two

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

Bedroom three

UPVC double glazed window to side aspect and Velux window to rear, wardrobe space with sliding doors, double panel radiator.

Bathroom

Modern three piece suite 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, tiled flooring, extractor fan, UPVC double glazed window to side aspect, double panel radiator.

Stairs to 2nd floor

Main bedroom

UPVC double glazed sliding door to rear Juliet balcony, fitted plantation shutters, double panel radiator.

Ensuite bathroom

Modern suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap in storage cupboard below, low-level push button flush WC, single panel radiator, access to eaves storage, dressing area, two Velux windows to front aspect.

Rear garden – approximately 90ft

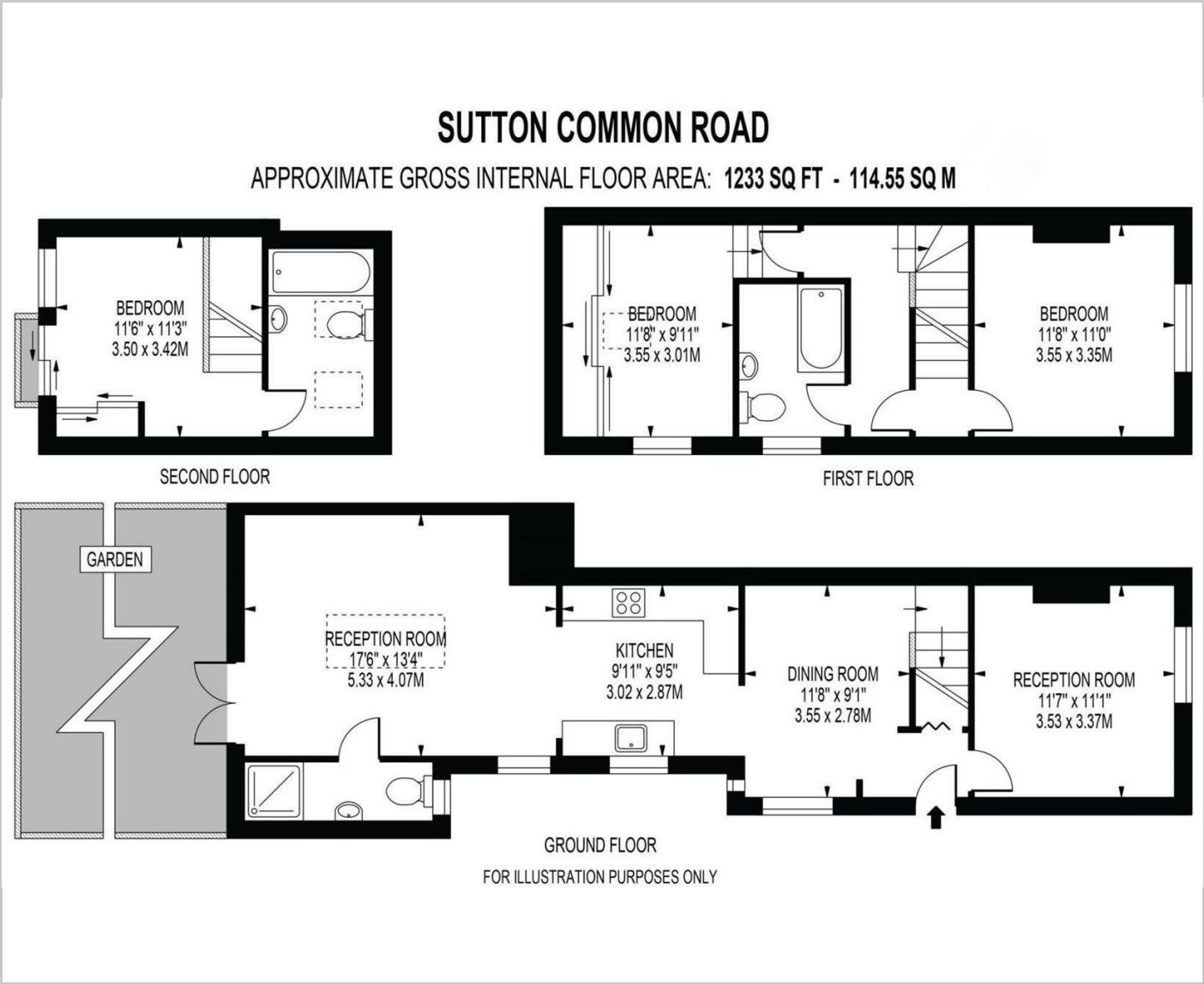
Decorative paved patio area and footpath to rear, flowerbeds at side, fence enclosed, garden shed, outside water and power supply.

BUYER'S INFORMATION

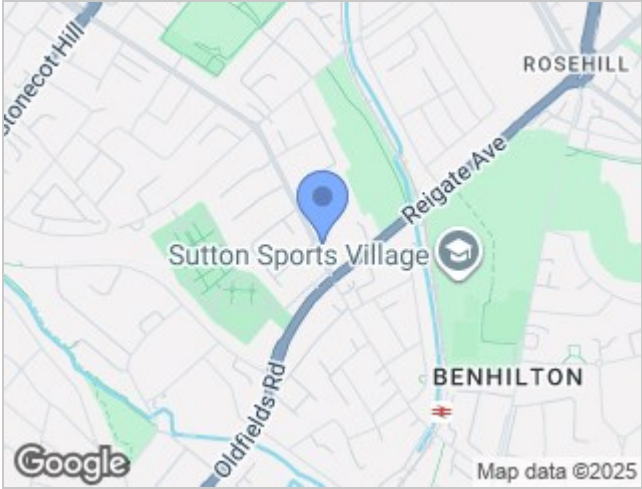
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks 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 Plans



Area Map



Energy Performance Graph

