



20 Poplar Road, Sutton, SM3 9JX

Offers over £700,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to present this popular style, four bedroom family home. The property has been extended to offer modern open plan living, a downstairs WC, an an-suite shower room, a pretty rear garden and ample off street parking.

Poplar 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 0.7 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

Double glazed entrance porch with tiled flooring and radiator, front door.

Entrance Hall

Laminate flooring, radiator, double glazed of bscure window to side aspect, under stairs storage cupboard housing boiler.

Downstairs WC

WC, wash hand basin with chrome mixer tap, heated chrome towel rail, tiled walls and flooring, double glazed obscure window to side aspect

Open plan Living Dining Room

Laminate flooring, double glazed bay window to front aspect with fitted shutters, radiator, double doors opening out to kitchen/breakfast room

Kitchen

Range of fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven and hob with extractor fan above, space for dishwasher, fridge freezer and washing machine, tiled splashback, double glazed window to rear aspect

Breakfast/Dining Area

Radiator, tiled flooring, double glazed patio door leading out to garden, double doors into living dining room.

Stairs to 1st floor landing

Bedroom One

Range of fitted wardrobes and drawers, laminate flooring, double glazed window to front aspect with fitted shutters, radiator, light fitting with fan.

Bedroom Two

Range of fitted wardrobes and cupboards, laminate flooring, double glazed window to

rear aspect with electric blind, air-conditioning unit, radiator.

Bedroom Three

Radiator, laminate flooring, double glazed window to front aspect with fitted shutters.

Bathroom

Jacuzzi bath with chrome mixer tap and hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, bidet, extractor fan, tiled walls and flooring, double glazed obscure window to rear aspect.

Stairs to 2nd floor landing

Bedroom Four

Laminate flooring, radiator, Velux window, double glazed window to rear aspect, air-conditioning unit, storage cupboard, door to

En-suite Shower Room

Corner shower cubicle with thermostatic shower, vanity wash hand basin with chrome mixer tap and storage below, WC, tiled walls and floor, heated towel rail, extractor fan.

Outside

Paved driveway with off street parking for two cars, gate providing side access.

Rear Garden

Patio and lawn area, gated side access, storage shed.

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

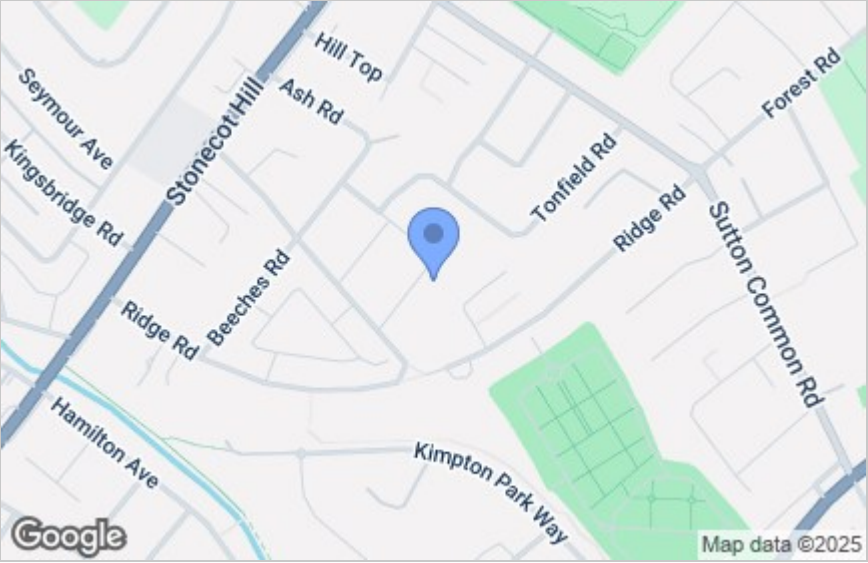


Viewing

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.

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

