



2 Banstead Road South, Sutton, SM2 5LF

Guide price £1,300,000



WH WATSON HOMES  
Estate Agents

## 2 Banstead Road South, Sutton, SM2 5LF

**\*\*NO ONWARD CHAIN\*\*** Watson Homes are delighted to offer this splendid Detached family home, located In a highly sought after residential road in South Sutton, within easy reach of a selection of excellent primary and secondary schools. The location is also ideal for both Sutton, Carshalton and Carshalton Beeches mainline stations with excellent service into London which are within walking distance making it ideal for commuters. There are also several convenient bus stops in the surrounding area.

The property offers a wealth of accommodation including a 19ft kitchen/breakfast room, a utility room, an en-suite bathroom, five bedrooms, a 130ft rear garden, a garage and ample off street parking. Viewings are highly recommended.

### Accommodation

UPVC double glazed door to..

Entrance porch, quarry tiled step, obscure part glazed wooden front door to..

Spacious entrance hall

Double panel radiator, coved ceiling, wall mounted thermostat, under stairs storage cupboard, wall mounted alarm system.

### Lounge

Large UPVC double glazed bay window and door to rear aspect, two double panelled radiators, open fireplace, coved ceiling.

### Dining room

UPVC double glazed bay window to front aspect, two double panel radiators, coved ceiling.

### Kitchen/breakfast room

Range of fitted wood units with matching cupboards and drawers below, granite effect rolltop work surfaces with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, space and plumbing for dishwasher, space for cooker with extractor fan above, space for tall standing fridge/freezer, tiled flooring, double panel radiator, UPVC double glazed window and French doors to rear aspect.

### Utility room

Range of fitted wooden wall units with matching cupboard space below, granite effect roll top work surface with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, space for standing fridge/freezer, tiled flooring, single panel radiator, UPVC double glazed window and door to rear aspect, access to garage.

Downstairs W  
Consisting of  
tiled flooring.

Stairs to 1st fl  
Obscure UPV

Bedroom one  
UPVC double

Ensuite bathro  
Consisting of  
with thermost  
flush WC, dou

Bedroom two  
UPVC double

Bedroom three  
UPVC double

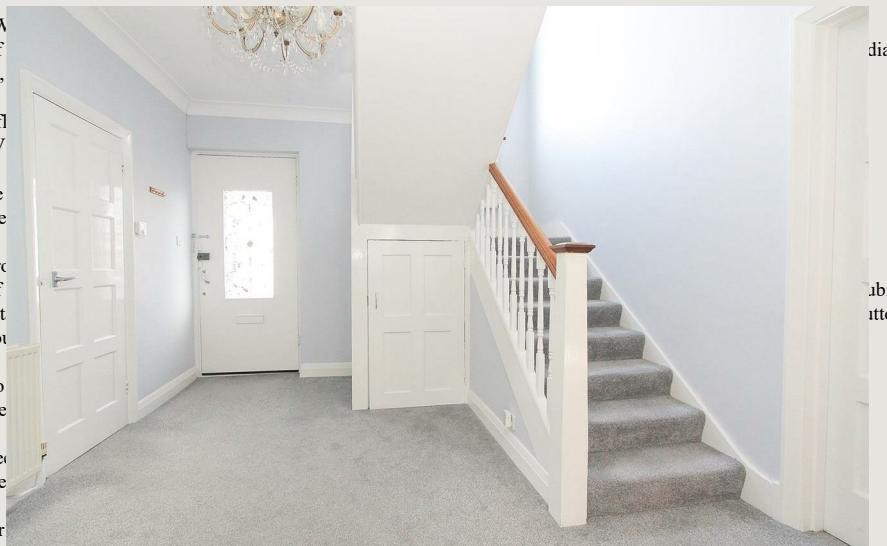
Bedroom four  
UPVC double glazed window to front aspect, double panel radiator.

Bedroom five  
UPVC double

Bathroom  
Comprising p  
chrome mixer  
radiator, shav

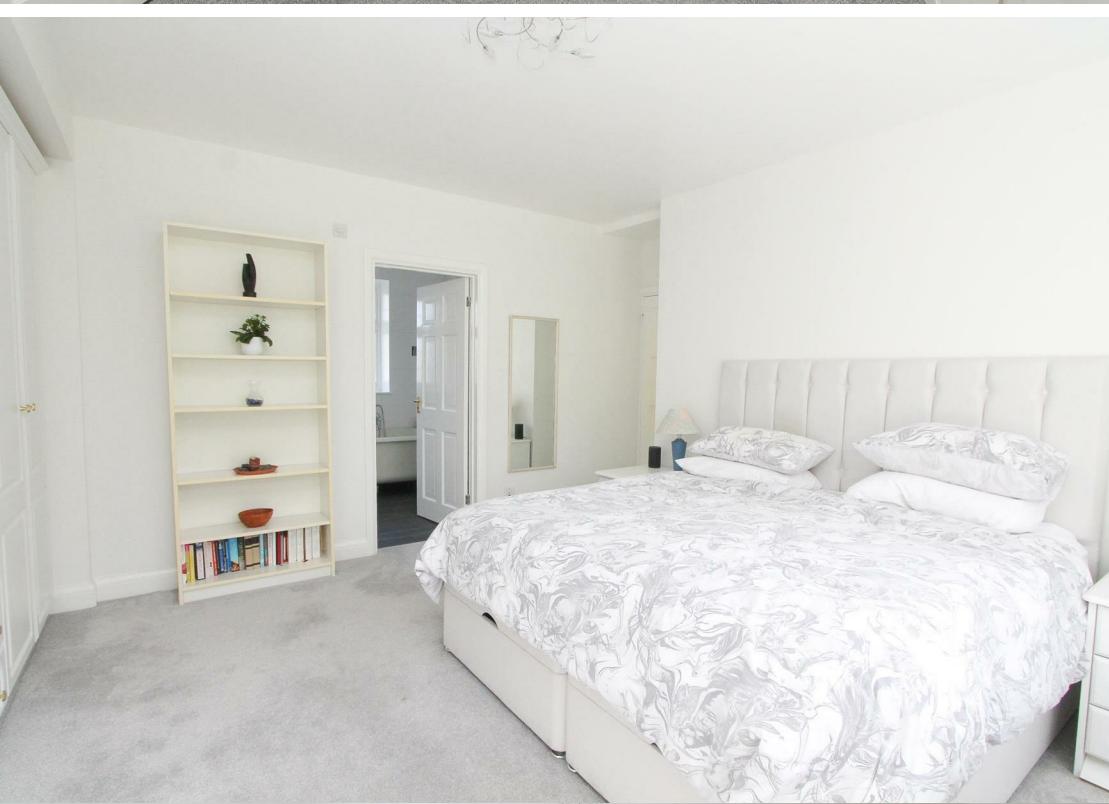
Rear garden -  
Paved patio an

Garage at side  
Up/over at front  
cupboard.



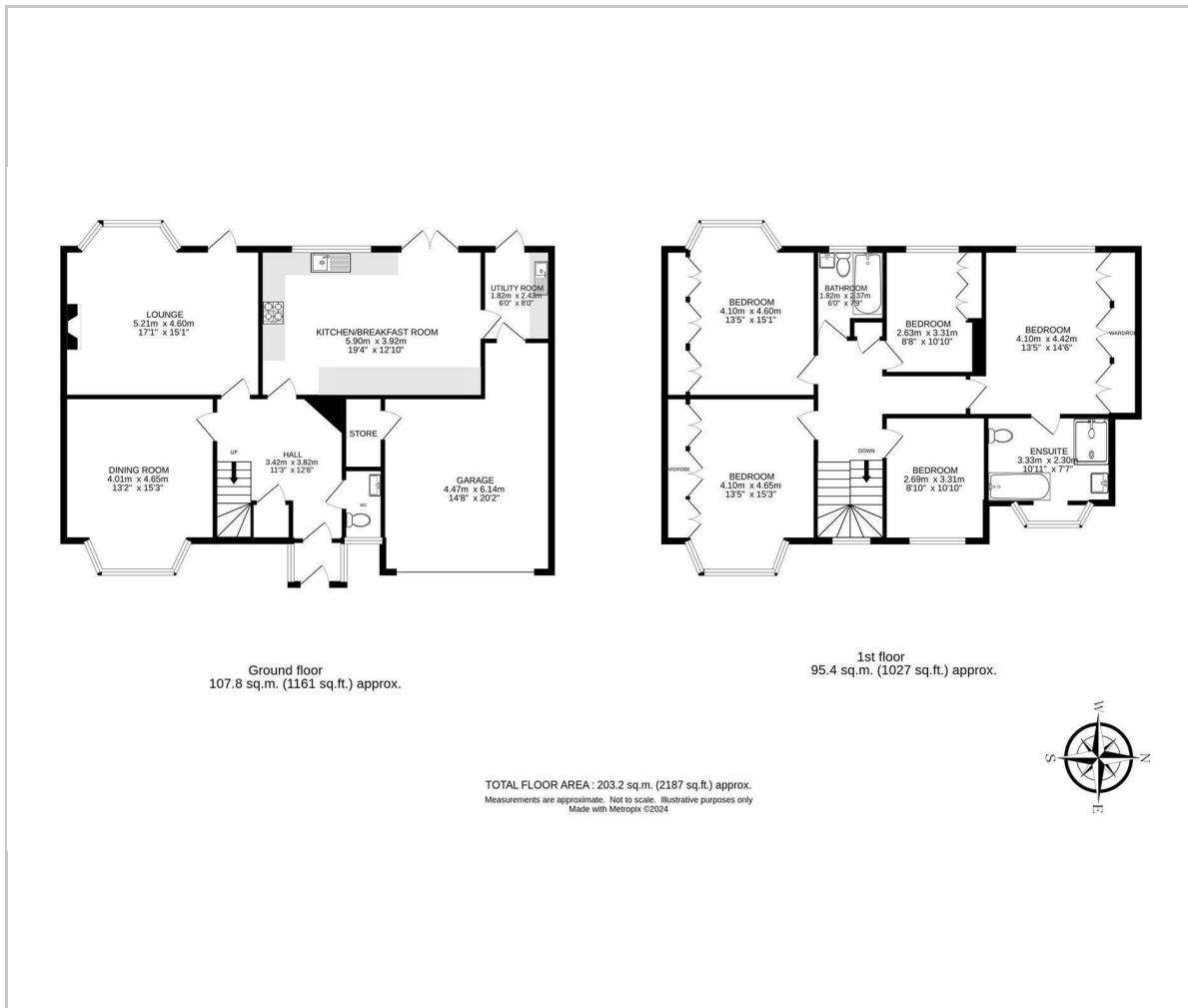
BUYER'S IN  
Under UK law  
comply with  
services of a t  
Please note, we are unable to issue a memorandum of sale until these checks are complete.







## 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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		70
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.