



**Cotswold Road, Sutton, Surrey, SM2 5NL**  
**£450,000 Freehold**



Well maintained Two bedroom Semi- detached house in prime Sutton location. 2 minutes walk to Harris Academy & Catchment for all popular Sutton schools. Short walk to both Belmont village with local shops and transport & Sutton Town centre & Mainline BR Station. Several parkland areas including Banstead Downs. Property features include \* Refitted modern kitchen with appliances \*Downstairs wc \*Double glazed Conservatory \* Two double bedrooms upstairs both with fitted wardrobe cupboards \* Bathroom/wc with overbath shower\*Gas central heating \*Double glazing \* Decked rear garden with access to parking bay \*\* NO CHAIN\*\*

CANOPIED ENTRANCE :- Outside light  
HARDWOOD FRONT DOOR

ENTRANCE HALLWAY :- Cloaks/ storage cupboard, laminate flooring, ARHWAY TO:-

**MODERN REFITTED KITCHEN ( 7'8 x 6,9 ) 2034m x 2.05m**

A range of eye and low level white gloss units, roll top work surfaces, one and a half bowl stainless steel sink unit, mixer tap, part tiled walls, Integrated BOSCH electric oven, gas hob, extractor fan, BOSCH washing machine/dryer, cupboard housing central heating boiler, BOSCH fridge freezer, wood flooring, double glazed window.



**DOWNSTAIRS WC**

White suite comprising low flush wc, vanity unit with inset sink, tiled splashback & fitted mirror, wall mounted fuse box, extractor fan.

**LOUNGE/DINER ( 15'2 x 12'1 ) 4.62m x 3.69m**

Coved ceiling, two double radiators, laminate flooring, double glazed window to side elevation, double glazed doors leading to :-



**DOUBLE GLAZED CONSERVATORY ( 8'10 x 8'9 )**

Double glazed windows and doors leading to garden, fitted blinds, electric wall heater, attractive tiled floor.



**OPENPLAN STAIRS LEADING TO FIRST FLOOR LANDING :-** Access to loft space

**BEDROOM ONE ( 12'1 x 7'8 ) 3.69m x 2.34m**

Built in wardrobe cupboard to one wall with mirrored doors, coved ceiling, single radiator, two double glazed windows.



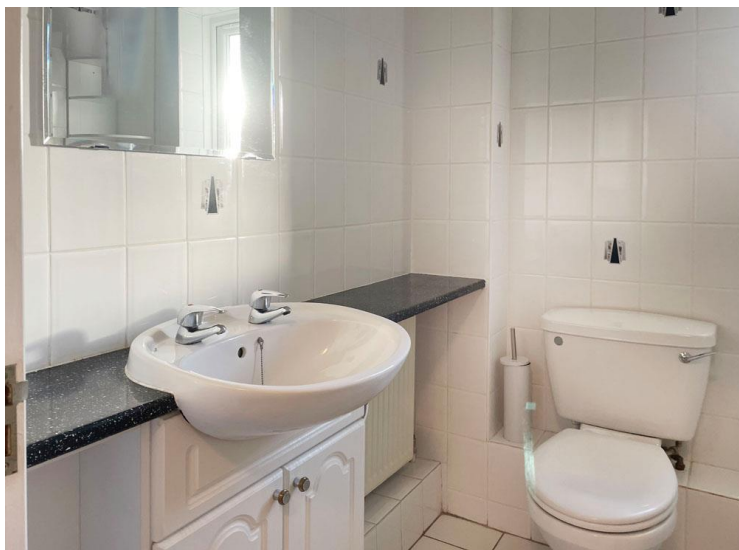
**BEDROOM TWO ( 12'1 x 8'8 ) 3.69m x 2.64m**

Coved ceiling, single radiator, built in corner wardrobe unit with mirrored doors, airing cupboard housing hot water tank, double glazed window.



**FAMILY BATHROOM**

White suite comprising panelled bath with chrome shower & rail, low flush wc, vanity unit with inset sink, fitted wall mirror, single radiator, ceramic tiled floor, double glazed frosted window.



**OUTSIDE:- FRONT**

Spacious outside storage cupboard housing electric meter, Shingled border housing gas meter, mature lawn and pathway.

**REAR GARDEN**

Mainly decked with antislip strips, paved area with border shrubs, timber storage shed to side elevation, wooden gate leading to parking bay.



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We have not tested any apparatus, equipment, fitting or services and therefore cannot verify that they are in working order. Purchasers should satisfy themselves in all matters concerning planning consents, building regulations, leases and extension potential. Purchasers are also advised to arrange their own survey. anncharles estate agents