5 Downside Road, South Sutton, SM2 5HR

4 2 3

Guide price £825,000

WH WATSON HOMES
Estate Agents

5 Downside Road

South Sutton, SM2 5HR
Guide price £825,000

NO ONWARD CHAIN Watson Homes are delighted to offers this deceptively spacious four bedroom semi detached family home. The property offers a wealth of accommodation including a 26ft lounge/diner, a utility room, a downstairs shower room, a large rear garden, a garage and ample off street parking.

Situated in an affluent neighbourhood, this property benefits from very low levels of deprivation and crime, providing peace of mind for residents. The combination of a modern home in a safe and desirable location makes this property a rare find, as well as being close to sought after schools and an abundance of shops and restaurants.

Accommodation

Covered entrance
Obscure UPVC double glazed front door to..

Spacious entrance hall
Tiled floor flooring, double panel radiator, under stairs storage cupboard.

Lounge
UPVC double glazed bay window to front aspect, tiled flooring, modern radiators, decorative coved ceiling.

Dining area/family room
UPVC double glazed patio doors to rear aspect, two double panel radiators, coved ceiling, tiled floor flooring.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and mixer tap, inset gas hob with oven/grill below

and extractor fan above, space and plumbing for washing machine and dishwasher, space for American style fridge/freezer, tiled flooring, wall mounted boiler, UPVC double glazed window to rear aspect.

Breakfast area
Double glazed sliding door to rear aspect, tiled flooring, single panel radiator, access to garage.

Downstairs shower room
Consisting a tiled cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, tiled walls, heated chrome towel rail, extractor fan.

Stairs to 1st floor landing
UPVC double glazed window to side aspect.

Bedroom one
UPVC double glazed window to rear aspect, single panel radiator, wood laminate flooring, built in wardrobes with sliding doors.

Bedroom two
UPVC double glazed window to front aspect, single panel radiator, wood laminate flooring.

Bedroom three
UPVC double glazed window to front aspect, single panel radiator, picture rail, wood laminate flooring.

Bathroom
Spacious suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, tiled walls, heated chrome towel rail, obscure UPVC double glaze window to rear aspect, low-level b-day with mixer tap.

Stairs to 2nd floor

Bedroom four
UPVC double glazed window to rear aspect, double panel radiator, wood laminate flooring, wall mounted heater.

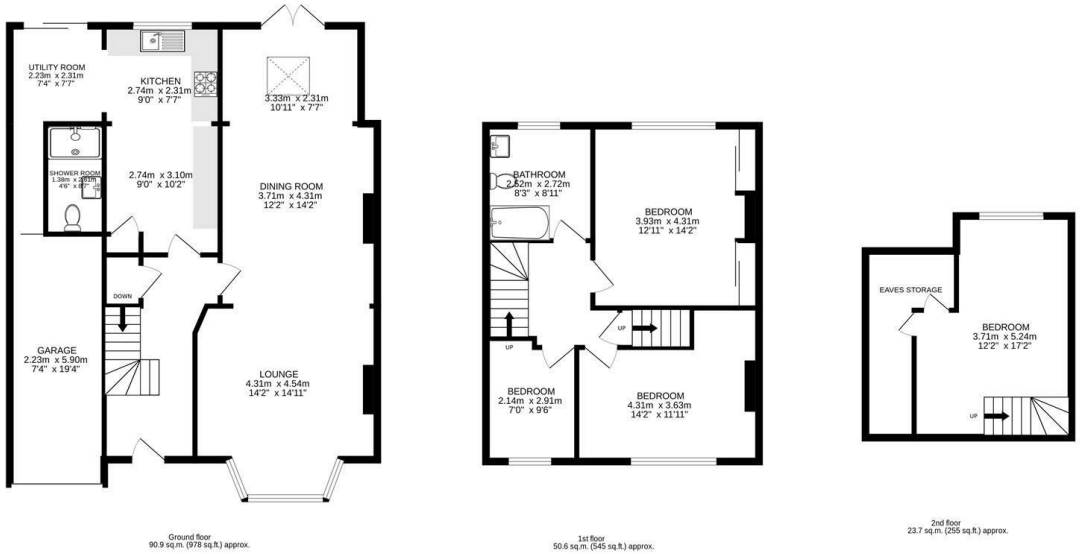
Rear garden – approximately 120ft
Large block paved patio area leading to lawn section with mature shrubs bordering, detached brick built storage shed and further wooden sheds, fence and brick wall enclosed.

Garage at side
Up/over door at front.

Front
Paved driveway providing ample off street parking.

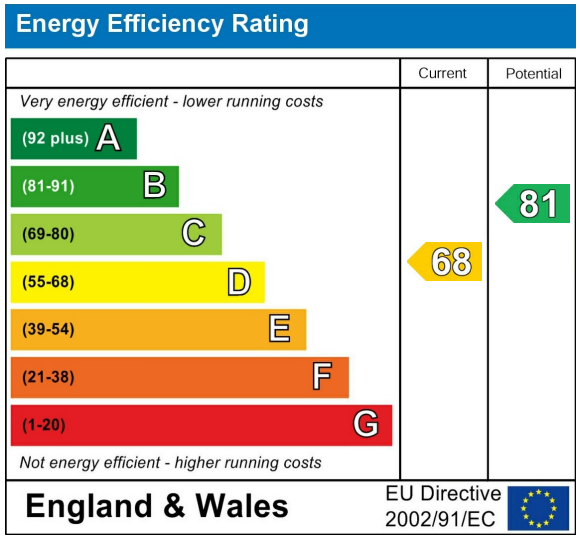
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222
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.

58 Banstead Road, Surrey, SM5 3NL
Email: email@watsonhomesproperty.com Tel: 020 4537 3222
www.watsonhomesproperty.com

WATSON HOMES
Estate Agents