



69 Westmead road, Sutton, Surrey, SM1 4JG

Guide price £675,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to present this FOUR DOUBLE BEDROOM semi detached family home situated in a popular Sutton location. The property benefits from a two reception rooms, a utility room, a downstairs shower room, a good size rear garden and a detached outhouse with power and lighting.

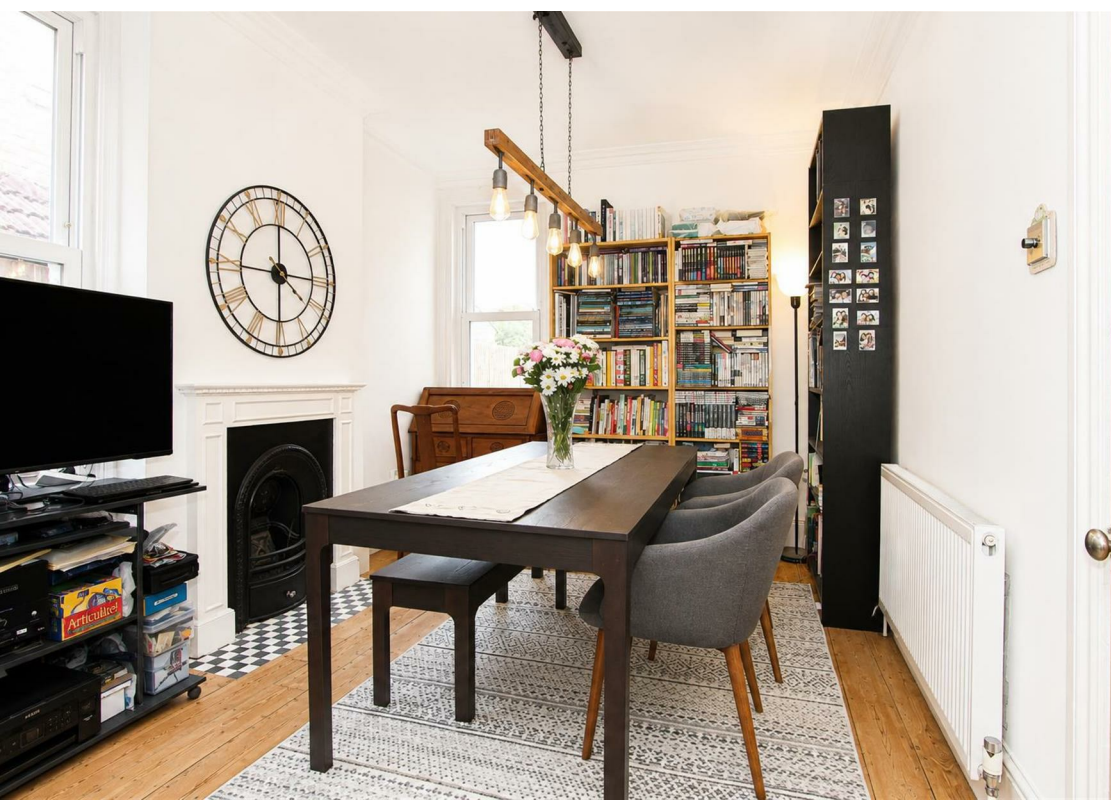
One of the standout features of this property is its no onward chain status, making the buying process straightforward and hassle-free. The location is particularly appealing, as it is close to a variety of good shops, excellent transport links, and reputable schools, catering to all your daily needs.

This charming home in a desirable area is not to be missed. Whether you are looking to settle down or invest, this property offers a wonderful opportunity to enjoy a comfortable lifestyle in Sutton.

Accommodation Sheltered entrance Decorative tiled step, obscure double glazed composite front door to...	Bathroom Spacious four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, panel enclosed cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, cupboard housing boiler, heated chrome towel rail, tiled walls, obscure UPVC double glazed window to rear aspect, wall mounted sensor mirror.
Entrance hall Stripped floorboards, single panel radiators, decorative cornice, large under stairs storage cupboard.	Stairs to 2nd floor UPVC double glazed window to rear aspect.
Lounge UPVC double glazed sash windows to front aspect, double panel radiator, stripped floorboards, picture rail, ceiling cornice and ceiling rose, open plan to..	Bedroom three UPVC double glazed window to rear aspect, single panel radiator.
Dining room UPVC double glazed sash windows to side and rear aspects, double panel radiator, ceiling cornice, stripped floorboards, feature cast iron fireplace.	Bedroom four Two Velux windows two front aspect, single panel radiator, access to eaves storage.
Kitchen Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap with hose attachment, inlaid five ring gas hob with extractor fan above and oven/grill at side, space for tall standing fridge/freezer, space and plumbing for dishwasher, breakfast bar area, tiled flooring, tiled splash back, single panel radiator, UPVC double glazed window and further sash window to side.	Rear garden - South facing Approximately 75ft Large paved patio area and footpath to rear, raised flower beds at side, fence enclosed, gated side access, outside power and water supply.
Utility area Obscure UPVC double glazed window to rear aspect, tiled flooring, space and plumbing for washing machine and tumble dryer, obscure UPVC double glazed door leading to garden.	Detached outhouse Side storage unit with power and lighting and UPVC double glazed door at front. Gym area with UPVC double glazed sliding door, wood laminate flooring with under floor heating.
Downstairs shower room Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.	Front Block paved frontage.
Stairs to 1st floor landing Mezzanine level	
Main bedroom UPVC double glazed sash windows to front aspect, fitted plantation shutters, double panel radiator.	
Bedroom two UPVC double glazed window two side aspect, covered radiator.	

BUYER’S INFORMATION

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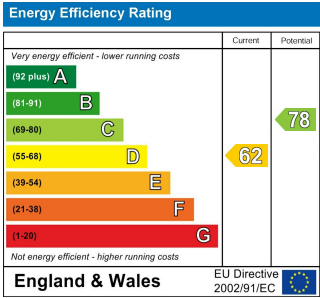


Floor Plan



Additional Information

Vendors Emigrating out of the UK
No chain
Lived at the property for 5 years
Summer house built in 2022
Garden re-done in 2022



Viewing

Please contact our Watson Homes Carshalton Beeches
Office on 020 4537 3222
if you wish to arrange a viewing appointment for this

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