



75 Chiltern Road, Sutton, SM2 5QY

Guide price £975,000



**WH WATSON HOMES**  
Estate Agents

## 75 Chiltern Road, Sutton, SM2 5QY

Watson Homes are delighted to offer this immaculately presented three bedroom detached Bungalow. The property benefits from an ensuite shower room, a brick built garden room, a detached garage, a stunning rear garden with the added benefit of a secret garden with extra land, and ample off street parking.

The property is located in sought after road just a short distance from Belmont train station offering links to London Bridge and Victoria, as well as Carshalton Beeches and Sutton mainline train stations and their bustling high streets. The nearby villages of Banstead and Cheam also offer a good selection of shops, bars, restaurants, boutiques and coffee shops, as well as plenty of leisure activities, parks and well-regarded schooling - both independent and state – including the recently-opened Harris Academy, Sutton Grammar and Nonsuch School for Girls to name but a few.

### Accommodation

Covered entrance

Obscure double glazed front door to..

Entrance porch

Quarry tiled step, part glazed wood wooden door to..

Entrance hall

Herringbone parquet flooring, modern radiator, fitted storage cupboard, picture rail.

Lounge

Obscure leaded light double glazed windows to side aspect and patio doors to rear, double panel radiator, wall mounted digital thermostat, fireplace with marble surround.

Kitchen/breakfast room

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and dishwasher, space for cooker with extractor fan above, Amtico herringbone flooring, obscure double glazed windows to side aspect, double glazed leaded light window to rear and door leading to side, tiled splash back, coved ceiling.

Bedroom one

Double glazed leaded light bay window to front aspect, double panel radiator, picture rail, fitted wardrobes, herringbone parquet flooring.

Ensuite shower room

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

Bedroom two

Double glazed leaded light window to front aspect, double panel radiator, built-in wardrobe with sliding doors, herringbone parquet flooring, coved ceiling.

Bedroom 3/dining room

Double glazed leaded light window to rear aspect, double panel radiator, herringbone parquet flooring, coved ceiling.

Bathroom

Consisting of tiled walk in cubicle with thermostatic “aqualisa” shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, tiled flooring, tiled walls, extractor fan, shaver point, heated towel rail, obscure double glazed window to side aspect.

Rear garden approximately 125ft plus secret garden.

Large paved patio area and footpath leading to rear, mainly laid to lawn with an abundance of flowers and plants bordering, fence enclosed, gated side access.

Secret Garden

Further section of land with lawn and patio areas, greenhouse and garden shed, vegetable patches, fence enclosed.

Garden room

Tiled flooring, wall mounted heater, double glazed window to rear aspect and patio doors at side, wall light.

Detached garage

Up/Over door at front, hardstanding providing further offstreet parking if desired.

Side garden

Paved patio area, fence enclosed, gated side access.

Front

Paved carriage driveway providing off street parking with lawn sections and flowerbeds bordering.

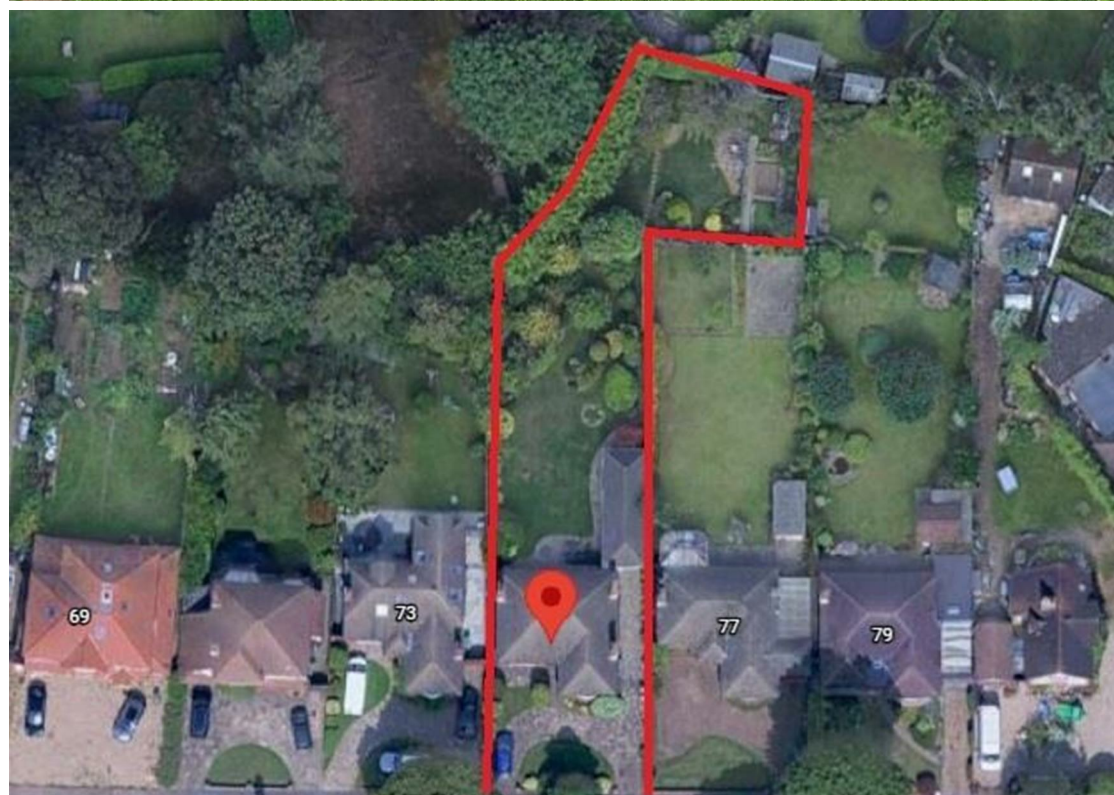
### BUYER'S INFORMATION

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

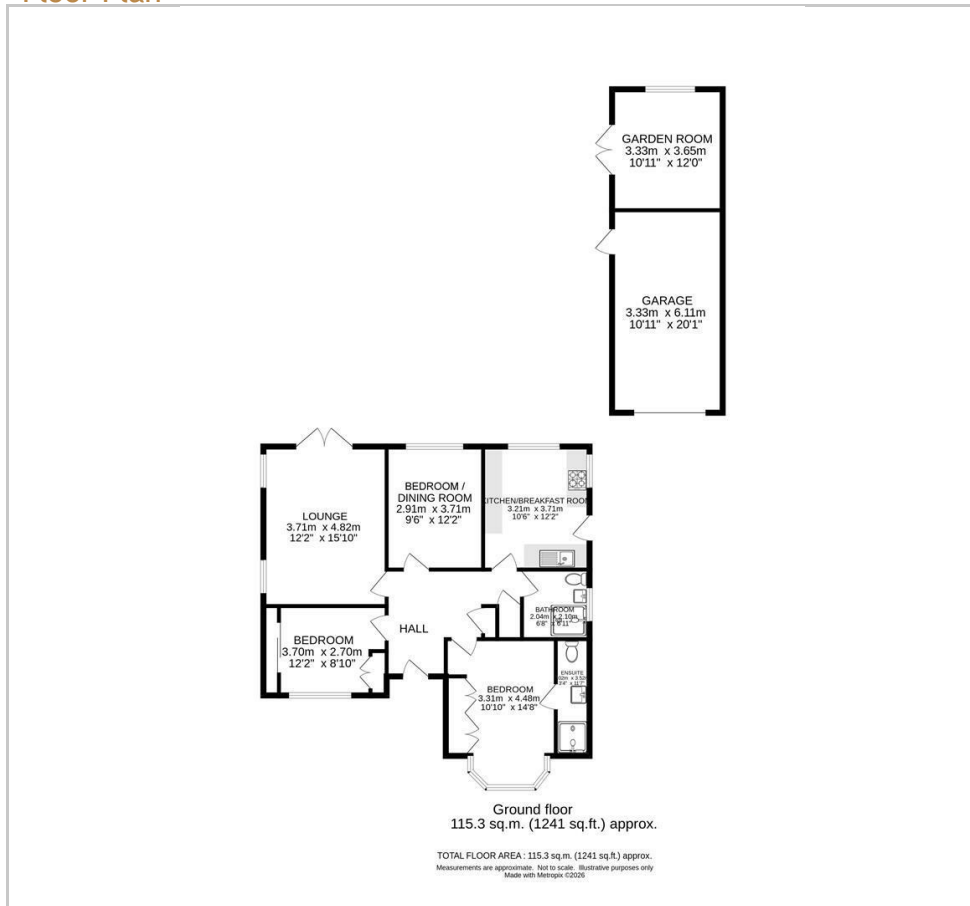








## Floor Plan



## Additional Information

The property has a partly boarded loft with loft ladder.

The loft is Insulated.

The combi boiler is 3 years old and was last serviced June 2025.

The property had a new fuse board in June 2021 (certificates can be provided).

The seller lives at the property and is downsizing.

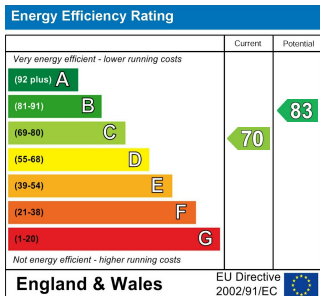
The current owner has lived at the property for 21 years.

The boundary fence is right. (looking from road)

The garden faces Northeast.

The property has a full alarm system.

The current owner has previously had planning permission to convert the garage.



## 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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