







136 St. James Road, Sutton, SM1 2TT

Offers over £485,000

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WH WATSON HOMES
Estate Agents

136 St. James Road, Sutton, SM1 2TT

Overview

*** NO ONWARD CHAIN *** Nestled in a tranquil corner of St. James Road, Sutton, this charming end-terrace house offers a delightful blend of modern living and convenience. Spanning an impressive 825 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

You are greeted with contemporary open-plan living area. This design not only enhances the sense of space but also creates a perfect environment for entertaining guests or enjoying family time. The property boasts a modern kitchen that is both functional and stylish, catering to all your culinary needs.

The house includes a convenient downstairs WC, adding to the practicality of the layout. Additionally, a garage provides ample storage or parking options.

One of the standout features of this property is its secluded location, offering a peaceful retreat from the hustle and bustle of everyday life. Despite its quiet setting, you will find yourself just a stone's throw away from excellent schools, a variety of shops, and reliable transport links, making commuting and daily errands a breeze.

This end-terrace house on St. James Road is a wonderful opportunity for those looking to settle in a desirable area, combining modern comforts with the benefits of a well-connected community. Don't miss the chance to make this lovely property your new home.

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Accommodation

Covered entrance

Stained glass wooden front door to..

Entrance hall
Vinyl wood effect flooring, large storage cupboard.

Lounge/diner
UPVC double glazed windows to side and rear aspects and patio doors leading to garden, wood laminate flooring, wall mounted heater (with air conditioning), coved ceiling.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and chrome mixer tap, inlaid gas hob with oven/grill below, space for tall standing fridge/freezer, space and plumbing for washing machine and dishwasher, tile splash back, vinyl wood effect flooring, UPVC double glazed window to front aspect.

Downstairs WC
Consisting of low-level push button flush WC, wash basin with chrome mixer tap, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing
Loft access, airing cupboard.

Bedroom one
UPVC double glazed window to front aspect, wood laminate flooring, fitted wardrobes, coved ceiling, warm air heating vent.

Bedroom two
UPVC double glazed window to rear aspect, wood laminate flooring, warm air heating vent.

Bedroom three
UPVC double window to rear aspect, wood laminate flooring, warm air heating vent.

Bathroom
Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome taps, low-level flush WC, vinyl wood effect flooring, obscure UPVC double glazed window to side aspect.

Rear garden (Southerly Aspect)

Paved patio garden with an abundance of flowers and plants bordering, garden shed, fence enclosed, outside tap, gated rear access.

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











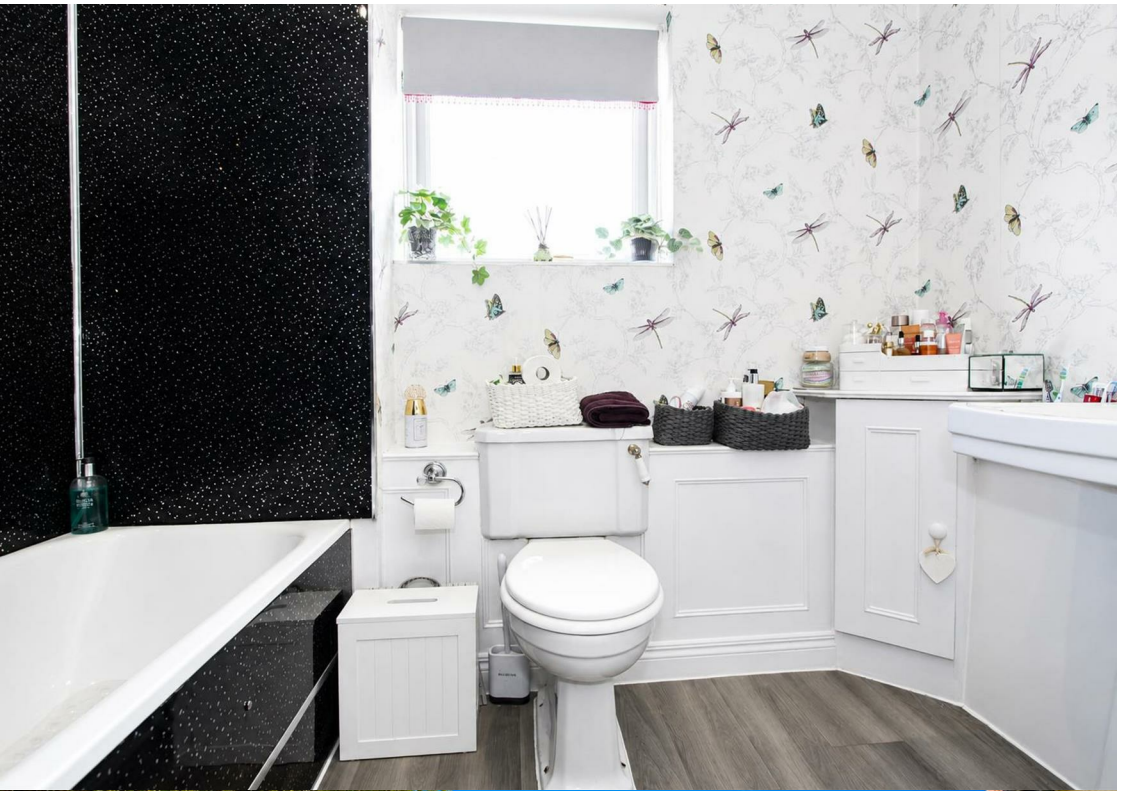












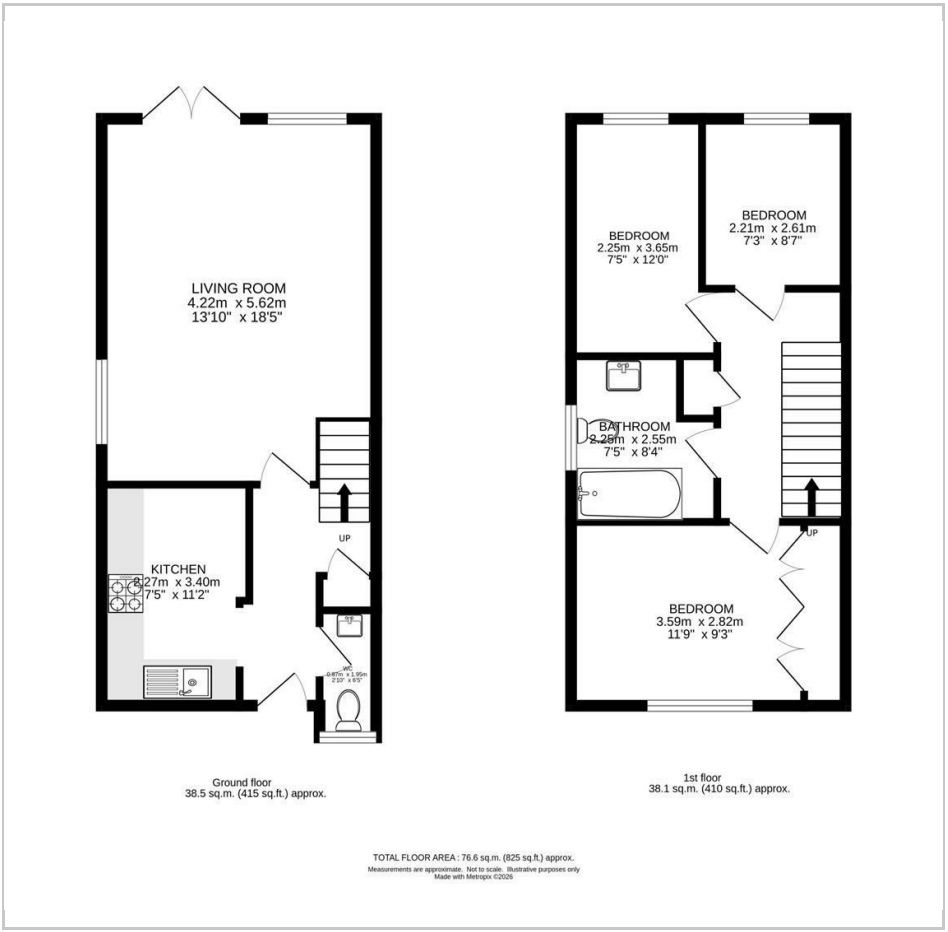


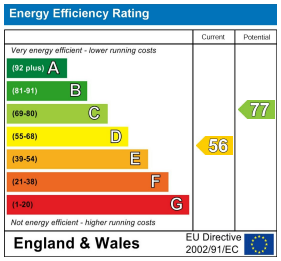





AV09 ZTJ

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.

Additional Information

Owner has lived at the property 40 years.
Freehold.
The property has a partly boarded loft with loft ladder and light.
The loft is partly insulated.
The seller is downsizing locally.
The boundary fence is the left and rear.
The garden faces east.
Council tax band D

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.

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