







16 Temple Way, Sutton, SM1 3AY

3 1 2 £495,000

WH WATSON HOMES
Estate Agents

16 Temple Way

Sutton, SM1 3AY

**** NO ONWARD CHAIN****

Temple way is a charming 1930s semi-detached house located in the tranquil cul-de-sac of Temple Way, Sutton. This delightful property boasts a spacious layout, featuring an inviting through lounge and conservatory and three well-proportioned bedrooms.

The property includes a well-appointed bathroom and offers parking for two vehicles, adding to the convenience of family life. Its prime location is particularly advantageous for families, as it is within easy reach of several highly regarded local schools, including Greenshaw High School, Carshalton Boys Sports College, and Carshalton High School for Girls.

In addition to its educational benefits, this home is well-connected with superb transport links, making it an ideal choice for commuters. The surrounding area also boasts a wide range of local amenities, ensuring that everything you need is just a stone's throw away.

This property presents a wonderful opportunity for those seeking a comfortable family home in a peaceful yet accessible location. Don't miss the chance to make this charming house your new home.

ACCOMADATION

Entrance Porch

Double-glazed entrance porch leading to a wooden front door, providing access to the property.

Entrance Hallway

Spacious and welcoming entrance hallway with fitted carpet, radiator, ceiling lighting and useful understairs storage cupboard housing utilities. Stairs leading to the first floor.

Through Lounge/ Reception
Double-glazed window to the front aspect, allowing plenty of natural light. Radiators, ceiling lighting and additional wall lights.

Conservatory
Double-glazed conservatory overlooking the rear garden, featuring tile-effect flooring and double-glazed doors providing direct access to the garden. An ideal additional living or dining space.

Kitchen
Farmhouse-style kitchen featuring a range of wall and base units with matching drawers, inset sink with mixer tap, cooker with extractor hood above, and spaces for a washing machine and fridge freezer. Part-tiled walls with mosaic detailing, wood-effect



















flooring and ceiling lighting. Double-glazed window overlooking the rear garden, with a door providing direct garden access and an additional door leading to the integral garage.

First Floor

Bedroom One
Double-glazed window to the front aspect, fitted carpet, radiator, ceiling lighting and a range of fitted wardrobes offering excellent storage space.

Bedroom Two
Double-glazed window overlooking the rear garden, fitted carpet, radiator, lighting and a range of fitted wardrobes.

Bedroom Three
Double-glazed window to the front aspect, fitted carpet, radiator and ceiling lighting.

Family Bathroom
Double-glazed obscure-glass window to the side aspect. Fitted with a white three-piece suite comprising a panelled bath with shower attachment, wash hand basin with vanity storage cupboard beneath and low-level WC. Complemented by tiled walls and wood-effect flooring.

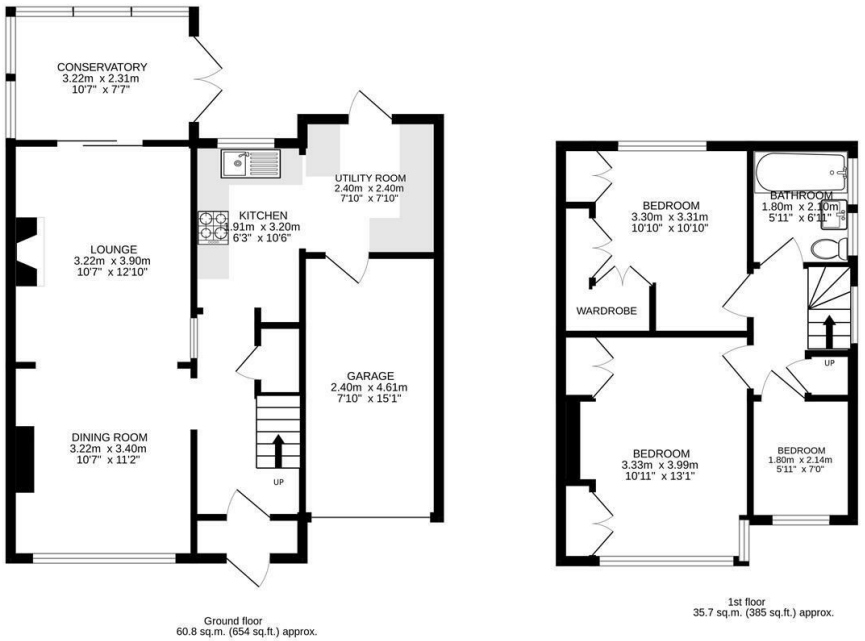
Outside

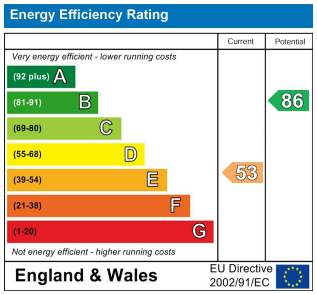
Rear Garden
Attractive rear garden, predominantly laid to lawn with established shrubs and trees, providing a pleasant outdoor space for relaxing and entertaining.

Front Garden & Parking
Private driveway providing off-street parking for two vehicles, together with a garage situated to the side of the property.

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





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.

Additional Information

No onward chain
The vendor has vacated the property
The owner has lived there for 40 plus years
The owner has a back boiler and serviced on a regular basis., positioned behind the fire place
The property has been looked after and ready to put your stamp on
integral garage accessed through the kitchen

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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