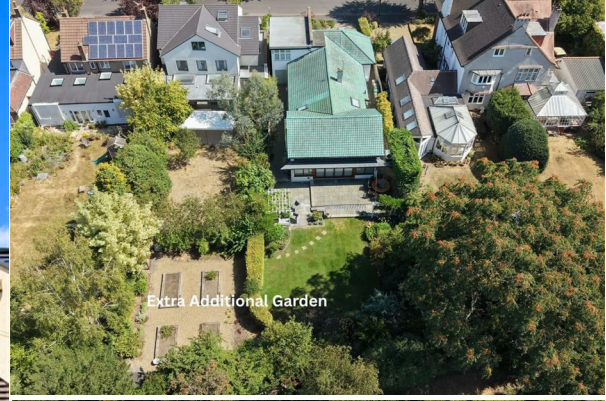

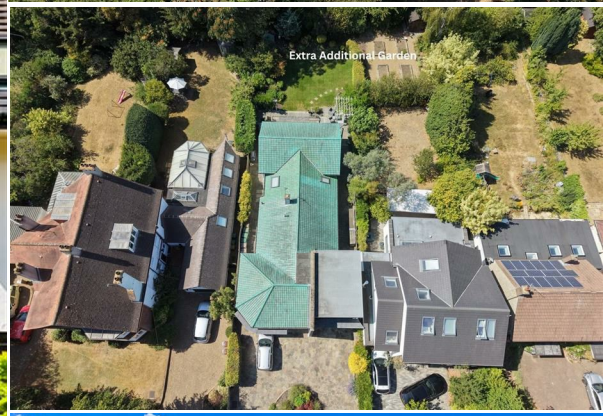

42 The Ridgway, South Sutton, SM2 5JU

£1,200,000

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WH WATSON HOMES
Estate Agents

42 The Ridgway, South Sutton, SM2 5JU

Overview

Welcome to this delightful detached house located in the highly desirable area of The Ridgway, South Sutton. This charming property boasts a spacious open plan kitchen, reception room, and family room that overlooks the garden, making it an ideal space for entertaining guests or enjoying quality time with loved ones.

With four inviting bedrooms, there is plenty of room for the entire family to relax and create lasting memories. Additionally, the house features a dedicated office space, perfect for those who work from home or require a quiet area for study. The two well-appointed bathrooms add to the convenience of daily living, ensuring that busy mornings are managed with ease.

The thoughtful layout of this home strikes a perfect balance between privacy and togetherness, catering to the needs of modern family life. Nestled in a serene neighbourhood, this property offers a peaceful escape from the hustle and bustle of everyday life. The Ridgway is renowned for its picturesque surroundings and welcoming community, making it an exceptional place to establish your roots.

This is a wonderful opportunity to make this charming house your own. Whether you are looking to settle down with your family or simply seeking a tranquil retreat, this property has the potential to meet all your needs and more. We invite you to book a viewing today and explore the endless possibilities that await you at The Ridgway, South Sutton.

42 The Ridgway, South Sutton, SM2 5JU

Accommodation

Entrance Hall

Large sweeping entrance hall, tiled flooring , lighting

Modern contemporary Stair case leading to first floor

Open Plan Harvey Jones shaker style kitchen with a range of wall cupboards and matching drawers below, Stainless steel sink with chrome mixer tap granite work top with built in drainer ,integrated electric ovens, space for dish washer, fridge freezer, Island unit with wooden work top, induction hob, pop up extractor, pendant lighting and down lights, sky lights

Utility Room
Range of storage cupboards, space for plumbing, housing boiler and megaflo

Large open plan Lounge/ Dining area with large double glazed bi folds and double glazed windows opening up to a beautifully landscaped garden, tiled floor, down lights, wood burner

Study
Tiled floor, sky lights, door leading to side

Bedroom 1
Front Aspect, tiled floor double glazed, bay window, lighting, fitted wardrobes

Luxury En-Suite Bathroom
Four piece bathroom suit, consisting of enclosed shower with chrome fixings, hand basin with mixer tap with storage below, wc with push button and top, separate bath with chrome taps

Bedroom 2
carpets, lighting , double glazed window

Bedroom 3
carpets, lighting, double glazed windows

Family Shower Room
Three piece bathroom suit, fully tiled walls and floor, hand basin with chrome mixer tap, enclosed shower cubicle with chrome fittings

First Floor -

Bedroom 4
Large double glazed window to front and rear aspects, log burner, wood effect flooring, lighting

Access to loft storage

Outside -

Garage - large double garage

Garden - 69ft x 43ft (widening to 85ft at rear) approx

Front Garden With Driveway Offering Off-Street parking for several cars

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

LOVE

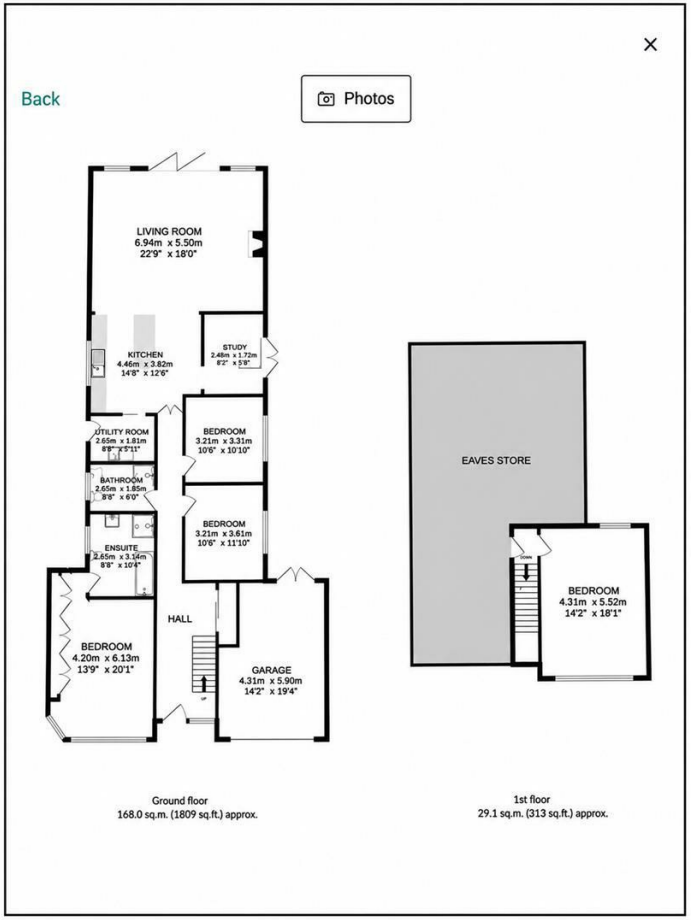
KITCH

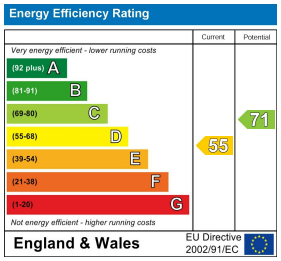
Basil
Oregano
Sage
Thyme
Mint
Parsley
Rosemary

Basil
Oregano
Sage
Thyme
Mint
Parsley
Rosemary

LE THÉATRE DE LA MODE
KYOTO · PARIS · NEW-YORK

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

Additional Information

Accessible large loft area, accessed by internal steps.

Insulated and partly boarded and would be great to convert.

Warm Air heating system which is serviced yearly.

Megaflo for the water in utility room.

Restricted parking before 11am Mon-Fri.

The vendor is downsizing.

Right side fence rear garden and front left had side the owner thinks.

Eco Hwam Log burner.

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
Tel: 020 4537 3222 Email: email@watsonhomesproperty.com
www.watsonhomesproperty.com

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