



14 Whitby Road

Sutton, SM1 3LZ

Guide price £425,000



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Watson Homes are delighted to offer this charming three bedroom terraced family home. The property benefits from a 17ft main bedroom, a pretty rear garden and no onward chain.

Whitby Road is a popular residential road in SM1, well placed for a range of amenities. St Helier Hospital is within walking distance, while Sutton town centre and its variety of shops, restaurants, and leisure facilities are easily accessible. The area is well served by excellent transport links, providing convenient access into Central London and neighbouring towns.

#### Accommodation

UPVC double glaze front door to..

#### Entrance hall

Wood effect flooring, double panel radiator, two under stairs storage cupboards.

#### Lounge/diner

UPVC double glazed window to front aspect, fireplace, wood laminate flooring, double panel radiator, ceiling rose.

#### Kitchen

Range of fitted gloss wall units with matching cupboards and drawers below, granite effect rolltop work surfaces with inlaid sink and chrome mixer tap, space for cooker with extractor fan above, space and plumbing for washing machine, integrated dishwasher, wall mounted boiler, wood effect flooring, UPVC double glazed window to rear aspect and door leading to garden.

#### Downstairs bathroom

Comprising panel enclosed bath with Victorian style chrome mixer tap and hand attachment, thermostatic power shower, pedestal wash hand basin with chrome taps, low-level push button flush WC, wood effect flooring, tiled walls, obscure double glazed window to rear aspect.

#### Stairs to 1st floor landing

Loft access





**Bedroom one**  
UPVC double glazed windows to front aspect, built-in wardrobe, double panel radiator.

**Bedroom two**  
UPVC double glazed window to rear aspect, double panel radiator.

**Bedroom three**  
UPVC double glazed window to rear aspect, double panel.



**Rear garden**  
Hardstanding seating area with footpath to rear, mainly laid to lawn with mature shrubs and plants bordering, fence enclosed.

**Front**  
Lawn area.

**Lounge/diner:** 13'2" X 11'8"

**Kitchen:** 11'8" X 7' 0"

**Bathroom:** 7'3" X 5'7"

**Bedroom one:** 17'9" X 9'1"

**Bedroom two:** 10'8" X 9'1"

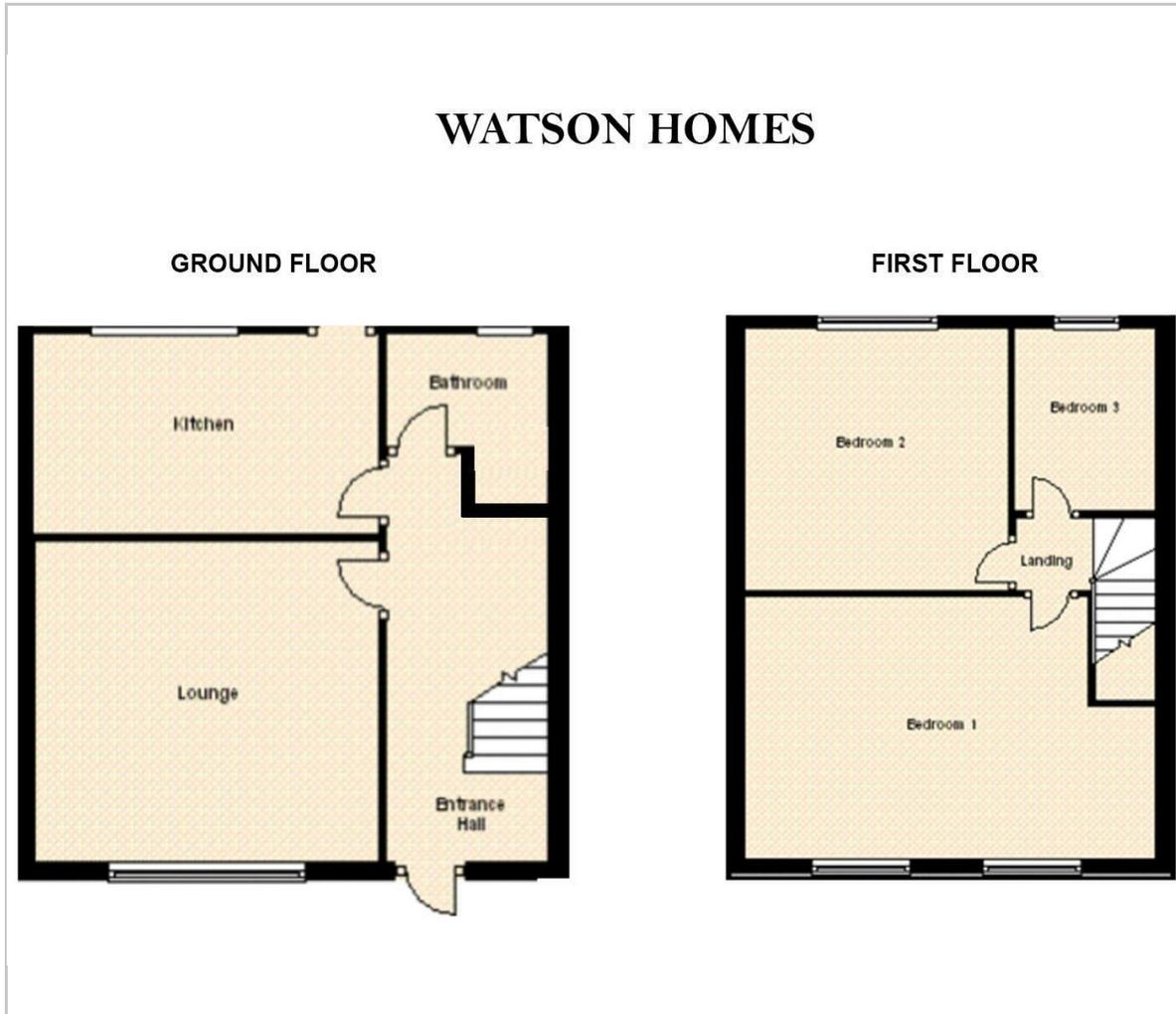
**Bedroom three:** 8'5" X 7'6"

**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



## 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.

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## Area Map



## Energy Efficiency Graph

