



17 Bramley Road, Sutton, SM1 4NN

£725,000



**WH WATSON HOMES**  
Estate Agents

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## Overview

Watson Homes is pleased to present this impressive semi-detached house located on Bramley Road in Sutton. This spacious family home features four generously sized bedrooms and two modern bathrooms, making it an ideal choice for families seeking comfort and convenience.

The property has been extensively renovated, showcasing a large open plan lounge and dining area that is perfect for entertaining or relaxing with loved ones. The newly fitted kitchen is both stylish and functional, catering to all your culinary needs. Additionally, the landscaped garden provides a lovely outdoor space for children to play or for hosting summer gatherings.

With off-street parking and a spacious garage, this home offers practicality alongside its many appealing features. The layout is thoughtfully designed, providing ample room for family living, and there is potential for further extension at the back or loft conversion, should you wish to create an inter-generational home.

Situated within walking distance of several highly regarded primary and secondary schools, this property is perfect for families prioritising education. Furthermore, Sutton, Carshalton Beeches, and Carshalton Stations are all conveniently located within a mile, ensuring easy access to transport links for commuting or leisure.

This delightful home is offered with no onward chain, making it an excellent opportunity for those looking to move swiftly. Do not miss the chance to make this beautiful property your own.

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## Accommodation

UPVC double glazed leaded light porch

Entrance porch  
Obscure leaded glazed wooden front door to..

Spacious entrance hall  
Parquet wooden flooring, radiator, obscure glazed leaded light windows to front aspect.

Lounge  
UPVC double glazed leaded light bay window to front aspect, parquet wood flooring, open fireplace, radiator

Large Through Lounge  
Double glazed sliding door to rear and side aspect, carpet, radiator, gas feature fire place

Kitchen  
Range of fitted shaker style wall units with matching cupboards and drawers below, wood roll top work surfaces with inlaid large ceramic sink and drainer and chrome mixer tap, gas hob with chrome splash back with extractor fan above, integrated oven/grill, integrated dishwasher, space for fridge/freezer, space for plumbing, cupboard housing fuse board, panel radiator, tile effect flooring, two UPVC double glazed windows to rear aspect and door to garden and sheltered area to garage

Stairs to 1st floor landing

Bedroom one  
UPVC double glazed leaded window to front aspect, carpets, radiator.

Bedroom two  
UPVC double glazed leaded light bay window front aspect, radiator, carpets, fitted wardrobes

Bedroom three  
UPVC double glazed window to rear aspect, radiator, carpets, cupboard housing combination boiler

Family Shower Room  
Large walk-in shower with chrome fixings, fully tiled, vanity unit with granite top and cupboards below and chrome mixer tap, large UPVC double glazed window to rear aspect, wood effect flooring, wall mounted chrome heated towel rail

Separate Wc

Bedroom four  
UPVC double glazed leaded light window to front aspect, panel radiator, carpet,

En suite  
Three piece white bathroom suite comprising, push button wc, vanity unit with chrome mixer tap, bath with wall mounted electric shower, fully tiled walls, radiator, large UPVC window to rear aspect

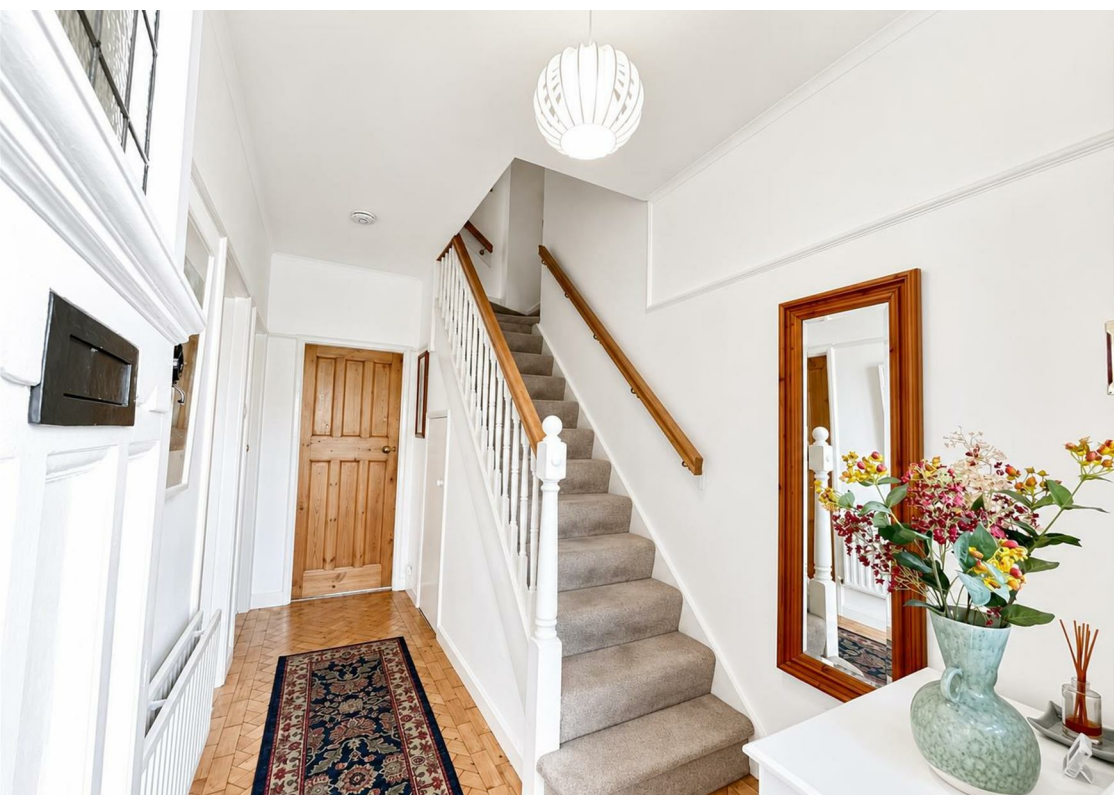
Rear garden  
Paved patio area with footpath to further seating section, mainly laid to lawn with shrubs and flowerbeds bordering, side and rear access, brick built storage shed, fence enclosed, outside tap.

Garage  
Up/over door.

Front  
Block paved driveway providing off street parking.

## 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

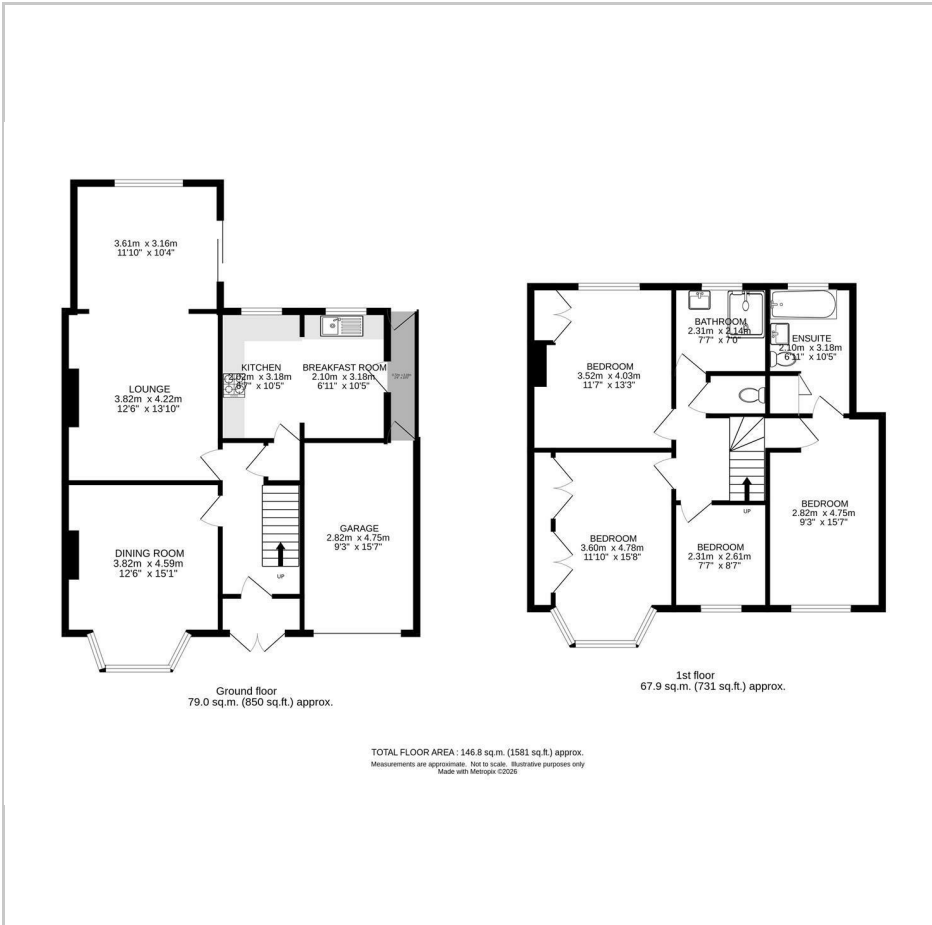






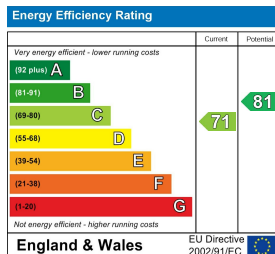


## Floor Plan



## Additional Information

Boiler - Combi Worcester Bosch, located in back bedroom, 10 years old.  
 Partially boarded with drop down ladder.  
 Extensions both done many years ago - exact date unknown.  
 The boundary is the left hand side.  
 South facing garden.  
 Gas fire.  
 12 year old fuse board  
 Windows are all 10 years old.  
 The owner has secured a house to move to in the local area.



## 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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