



101 Tonfield Road, Sutton, SM3 9JS

Offers over £640,000



WH WATSON HOMES  
Estate Agents

# 101 Tonfield Road, Sutton, SM3 9JS

Watson Homes are delighted to offer this deceptively spacious, three bedroom extended family home. The property benefits from modern open plan living, a four piece bathroom suite and a pretty rear garden.

Tonfield Road is ideally situated for families, with 14 excellent schools located within just a mile of this lovely home. Sutton Common National Rail Station is only 0.7 miles away, offering direct connections to both Wimbledon and London Blackfriars. Several bus routes also provide easy access to Morden Underground Station (Northern Line). Right on your doorstep, you'll find two nearby recreation grounds, as well as a variety of local shops and businesses to explore and enjoy.

## Accommodation

Sheltered entrance

Obscure double glazed composite front door to..

Spacious entrance hall

Wood flooring, obscure double glazed window to side aspect, double panel radiator, coved ceiling, under stairs storage cupboard housing "Worcester" combination boiler.

Lounge

UPVC double glazed bay window to front aspect, wood flooring, picture rail, double panel radiator.

Family room

Herringbone wood flooring, working cast iron fireplace, double panel radiator, open plan to..

Dining area

Double glazed sliding doors to rear aspect, herringbone wood flooring, double panel radiator, feature skylight with fitted blind.

Kitchen

Modern range of fitted wall units with matching cupboards and drawers below, quartz worktops with in laid stainless steel sink and chrome mixer tap, inlaid induction hob with extractor fan above, integrated oven/grill/microwave, integrated wine cooler, integrated fridge/freezer, integrated dishwasher, integrated washer dryer, obscure double glazed windows to side aspect and further window and door to rear aspect, feature skylight with fitted blind.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, tiled walls, tiled flooring, extractor fan, obscure double glazed window to side aspect.

Stairs to 1st floor landing

Obscure double glazed window to side aspect, picture rail, loft access with pulldown ladder.

Bedroom one

UPVC double glazed bay window to front aspect, covered radiator, fitted wardrobes, picture rail.

Bedroom two

Double glazed window to rear aspect, fitted wardrobes with sliding mirrored doors, built in storage cupboard, double panel radiator, picture rail.

Bedroom three

UPVC double glazed bay window to front aspect, double panel radiator, picture rail.

Bathroom

Modern four piece suite consisting of tiled cubicle with thermostatic power shower, bath tub with chrome mixer tap, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel, tiled walls, tiled flooring with underfloor heating, extractor fan, obscure double glazed windows to side and rear aspects.

Rear garden (South East facing)

Paved patio area and footpath leading to rear, mainly laid to lawn with mature shrubs and flowerbeds bordering, garden shed, fence enclosed, gated side access, outside tap.

## 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.

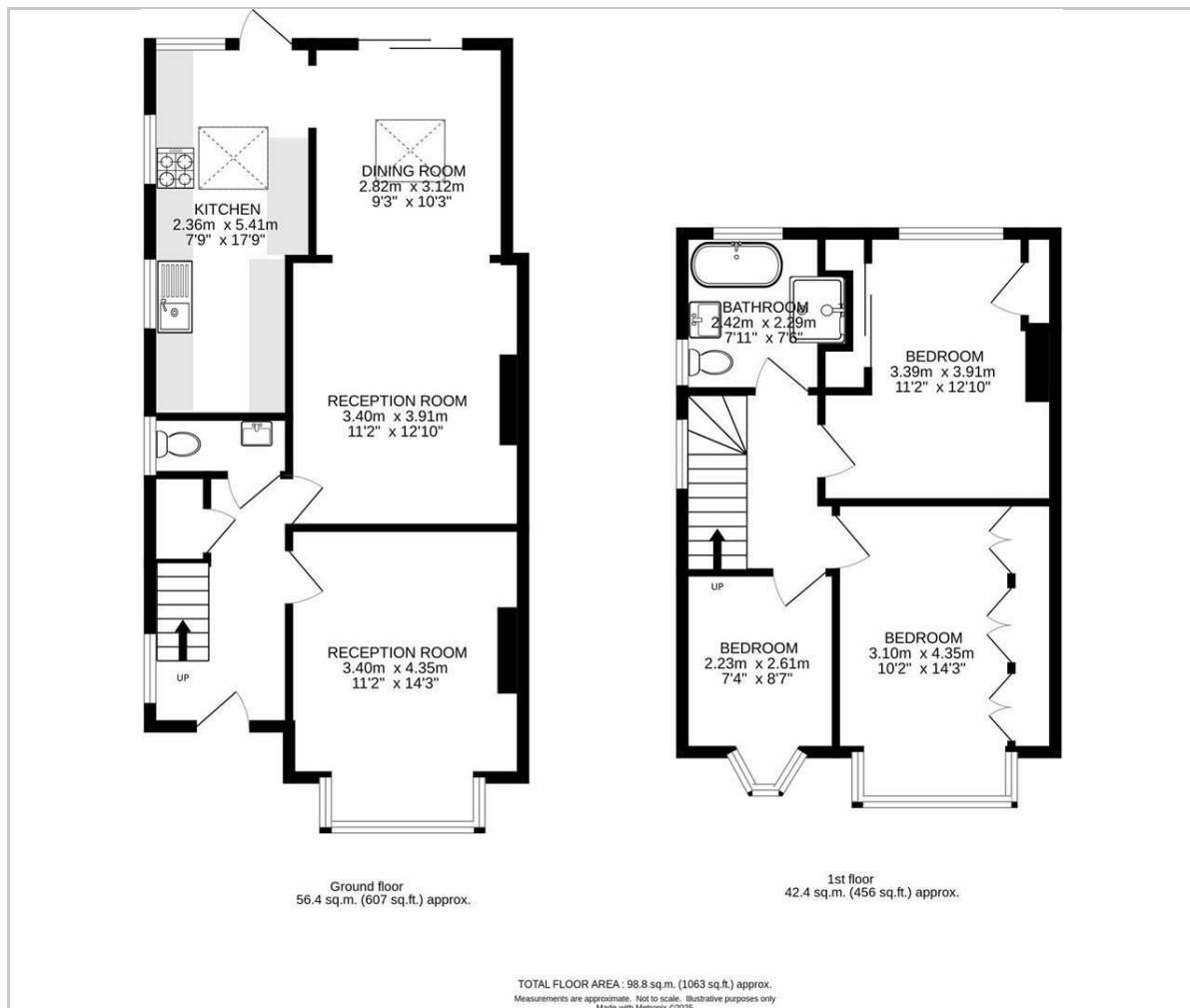








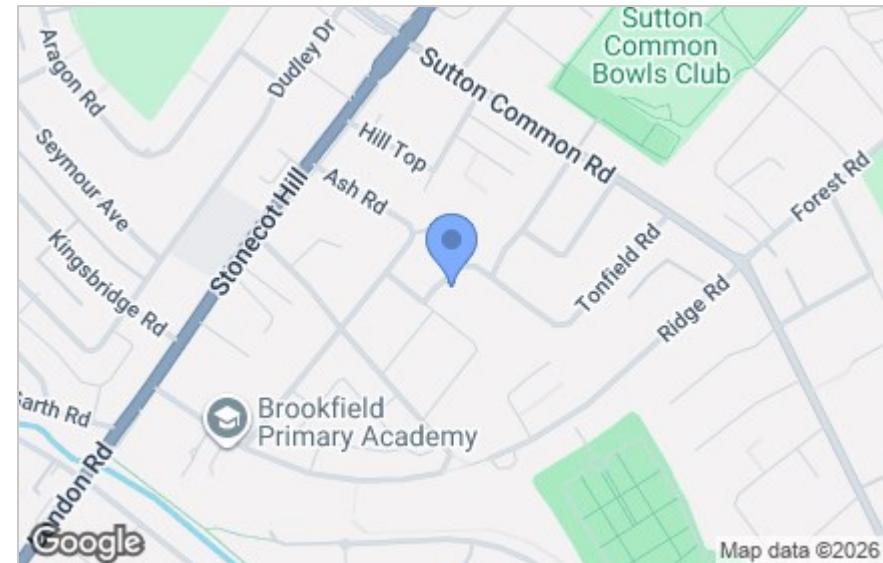
## Floor Plan



## Viewing

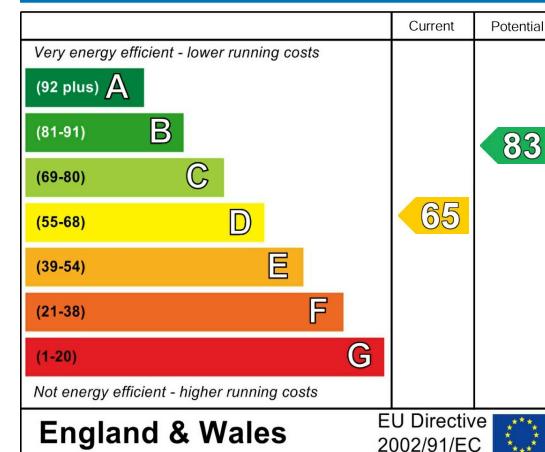
Please contact our Watson Homes Cheam Village Office on 020 3196 1686  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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.