



7 Farm Road, South Sutton, SM2 5HU

£650,000



WH WATSON HOMES
Estate Agents

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Overview

CHAIN FREE

Located in the highly desirable South Sutton area, this charming semi-detached house on Farm Road presents an exceptional opportunity for families seeking a comfortable and spacious home. Boasting three bedrooms, this property is designed to accommodate family living with ease. The property is positioned on a corner plot, making this property extremely versatile and further scope for planning subject to stpp.

Upon entering, you are welcomed into a delightful lounge that exudes warmth and character. The space is perfect for both relaxation and entertaining. The rear dining room with patio doors lead directly to a picturesque garden, ideal for outdoor gatherings or quiet moments in nature. The kitchen adds a practical touch, making daily routines effortless with added bonus of a side door which leads into the garden.

The first floor features three well-proportioned bedrooms, ensuring that everyone has their own personal space. A modern shower room and a separate W.C. enhance the convenience of this home, catering to the needs of all occupants.

Outside, the property benefits from a beautiful pretty front garden. The property has the added bonus of a detached garage to the rear with additional parking. Families will particularly appreciate the close proximity to esteemed local primary and secondary schools, ie Barrow Hedges Primary and The Harris Academy Secondary School ensuring that children receive an excellent education within a supportive community.

For those commuting to London, Carshalton Beeches train station is just a short distance away, offering quick and easy access to the city. This property truly encapsulates the essence of family living in a sought-after location. Do not miss the chance to make this enchanting house your new home—book your viewing today!

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Accommodation

Large Enclosed Glazed Porch Leading to

Double Glazed Front Door, Entrance hall, radiator, carpets, storage cupboards

Front Reception room, UPVC windows, radiator, coving, carpets, fire place

Rear Reception Room, UPVC sliding patio doors leading to garden, fire place, picture rails ,carpets, radiator, serving hatch

Kitchen, a range of fitted wall cabinets with matching drawers and cupboards below, wood effect work top, built in electric ovens. gas hob with extractor fan, in laid stainless steel sink with drainer with chrome mixer tap, space for washing machine and fridge/freezer

Downstairs WC

we with push button top, hand basin with chrome mixer tap

LANDING

Access to loft hatch

BEDROOM 1 (Front Aspect)

UPVC windows, radiator, carpets, built in wardrobes, wall lights

BEDROOM 2 (Rear Aspect)

UPVC windows, radiator, fitted wardrobes, carpets, wall light

BEDROOM 3 (Front Aspect)

Bay UPVC window, picture rail, radiator, carpets, fitted cupboards and storage units

Family Shower Room

UPVC windows, built in storage cupboards housing boiler and additional storage, large walk in shower, vanity unit with cupboards below housing basin, chrome taps, additional storage cupboards

SEPARATE WC

Large pretty picturesque front garden with lawn, flower beds, shrubs and trees

Rear Garden

Paved area, lawn, raised flower beds, green house, trees, shrubs

DETACHED GARAGE AT THE REAR OF THE GARDEN

Up/over door and 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.

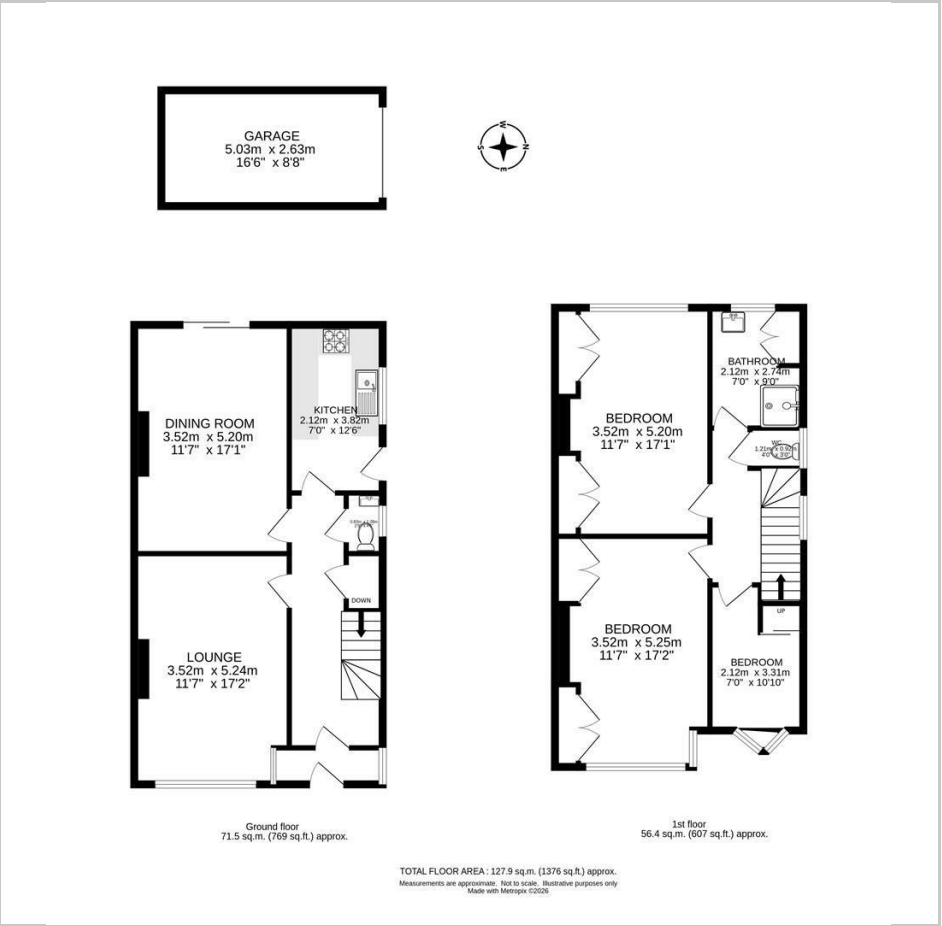








Floor Plan



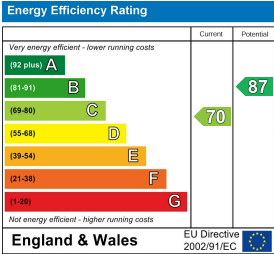
Additional Information

The property has a partly boarded loft with a loft ladder.

The combi boiler is serviced yearly and was last serviced 24th September 2025.

This is a probate sale with no onward chain.

Probate situation



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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