



21 Balmoral Way, Sutton, SM2 6PD

Offers in excess of £900,000



WH WATSON HOMES
Estate Agents

21 Balmoral Way, Sutton, SM2 6PD

Overview

NO ONWARD CHAIN!!!!!!

Located in the highly sought-after Balmoral Way, Sutton, this remarkable detached family home presents an exceptional opportunity for those seeking both space and comfort. Boasting four well-proportioned bedrooms and three bathrooms, this property is designed to cater to the needs of modern family living.

Upon entering, you are greeted by a generous lounge, perfect for relaxation and entertaining. The adjoining conservatory invites natural light, creating a warm and welcoming atmosphere. The kitchen/breakfast area is ideal for family meals and casual dining. This home also features two reception rooms, providing ample space for family gatherings or quiet evenings.

The property is complemented by a double garage, ensuring plenty of storage and parking space. Set in a peaceful cul-de-sac, residents can enjoy the tranquillity while being just moments away from a wealth of amenities, open spaces, and outstanding schools. Excellent transport links, including nearby bus routes and Sutton/Belmont stations, provide swift access to the City, making this location ideal for commuters.

With its generous room sizes and thoughtful layout, this family home is a true gem. Viewings are highly recommended to fully appreciate the charm and potential this property has to offer. Don't miss the chance to make this wonderful house your new home.

21 Balmoral Way, Sutton, SM2 6PD

Accomadation

****NO ONWARD CHAIN – FOUR-BEDROOM DETACHED FAMILY HOME – SOUTH SUTTON/BELMONT BORDERS – DOUBLE GARAGE – SOUTHERLY ASPECT GARDEN – EXCELLENT CONDITION THROUGHOUT****

Watson Homes is delighted to present this impressive four-bedroom detached family home, occupying a peaceful position on the highly regarded Balmoral Way, on the South Sutton and Belmont borders.

Offered to the market with ****no onward chain****, the property has been extensively improved during 2026 and provides generous, flexible accommodation ideally suited to modern family life.

The ground floor offers two spacious reception rooms, providing excellent versatility for use as a formal lounge, family room, playroom or home office. At the heart of the home is a well-equipped kitchen with breakfast area, recently upgraded with stylish new quartz worktops. The kitchen opens into a bright conservatory overlooking the private rear garden, creating an attractive additional living space enhanced by the property's southerly aspect.

Externally, the home benefits from a private rear garden, a double garage and a generous driveway providing off-street parking for two or more vehicles.

Upstairs are four well-proportioned bedrooms, including an impressive principal bedroom with a walk-in wardrobe and contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms.

The property has undergone a substantial programme of improvements during 2026, including a new boiler, new shower, new quartz kitchen worktops, replacement flooring to several rooms and complete redecoration throughout. The relevant newly installed fixtures and appliances continue to benefit from their respective manufacturer and installer warranties.

The location is particularly appealing to families and commuters, with a strong selection of highly regarded schools nearby, including Avenue Primary Academy and Harris Academy Sutton, both rated Outstanding by Ofsted, together with Overton Grange School. Belmont Station is also within comfortable walking distance and provides direct rail services into Central London.

Combining generous accommodation, a desirable residential location, extensive recent improvements and the significant advantage of no onward chain, this is an excellent opportunity to acquire a substantial detached family home in a sought-after part of South Sutton and Belmont.

****Key Features****

- * Four-bedroom detached family home
- * No onward chain
- * Highly regarded Balmoral Way location
- * South Sutton and Belmont borders
- * Two spacious reception rooms
- * Kitchen/breakfast room with new quartz worktops
- * Bright conservatory overlooking the rear garden
- * Southerly aspect
- * Principal bedroom with walk-in wardrobe and en-suite
- * Modern family bathroom
- * Double garage
- * Driveway parking for two or more vehicles
- * Extensive improvements completed during 2026
- * New boiler, shower, flooring and redecoration
- * Close to highly regarded schools
- * Comfortable walking distance of Belmont Station

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.







STAGED ARTIST IMPRESSION



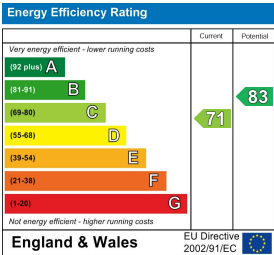
Floor Plan



Additional Information

The property has been completely repainted in May 2026 (all wallpaper removed and newly painted)
new wooden flooring installed in May 2026 - this has a ten year warranty
the new boiler I mentioned - installed by Pimlico in March 2026 - has a ten year warranty with Valiant
new electric shower in the family bathroom in May 2026 - warranty for 10 years
New flooring as well in the family bathroom in May 2026
Kitchen quartz tops and sinks installed in October 2024 - comes with a ten year warranty. I left the property in March 2025 so has been hardly used.
New outdoor fence put in the front yard in December 2024

en-suite master bathroom (as part of an extension done by the previous owner)
walk in wardrobe in the master bedroom (as part of the extension done by the previous owner)
the smaller room next to the master bedroom can easily come away (non load-bearing) to extend into a larger room
extension of the breakfast room
very large conservatory south facing out back which is lovely to sit in all year even during the winter months - was our favourite room.



Viewing
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222
if you wish to arrange a viewing appointment for this

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.