







22 Hawthorn Road, Sutton, Surrey, SM1 4PF

£825,000

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WH WATSON HOMES
Estate Agents

22 Hawthorn Road, Sutton, SM1 4PF

Overview

CHAIN FREE

Located on the desirable Hawthorn Road in Sutton, this rarely available Windebank detached house offers an exceptional living experience for families and individuals alike. With an impressive five bedrooms, this property provides ample space for comfortable living and personal privacy. The two well-appointed reception rooms are perfect for entertaining guests or enjoying quiet family evenings, allowing for a versatile use of space.

The house boasts two modern bathrooms, ensuring convenience for all residents and guests. The thoughtful layout of the home enhances its appeal, making it an ideal choice for those seeking both style and functionality.

Outside, the property features off street parking, a valuable asset in this sought-after area. The surrounding neighbourhood is known for its friendly community atmosphere and proximity to local amenities, including shops, schools, and parks, making it a perfect location for families.

This is a unique opportunity to secure a 5 bedroom detached Edwardian home in a prime location and to put your own stamp on it. The property is located in close proximity to many highly regarded primary and secondary schools. Carshalton Beeches and Sutton mainline stations are also in close distance. Do not miss the opportunity to make this stunning house your new home.

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Accommodation

Entrance porch leading to :

Wooden arts and crafts door with obscure glass :
Spacious entrance hall, radiator, storage cupboards, wood effect flooring, lighting, power points, ornate balustrade to first floor:

Living room
Double glazed large bay window to front aspect, radiator, coved ceiling, feature fire place, carpets, power points

Dining Room
Sliding door to sun room, rear aspect, picture rail, space for fire place opening, radiator, carpets, power points

Sun Room
Double glazed doors and windows, rear aspect, leading to garden

Kitchen/breakfast room
A selection of gloss cupboards and matching drawers, wood effect work top, part tiled walls, gas hob with extractor above, built in double electric ovens, integrated fridge/freezer, space for dish washer, wood effect work top, wood effect flooring, double glazed windows to side aspect and double glazed door leading to garden.

Downstairs shower room
Double glazed window to front aspect, enclosed electric shower, pedestal hand basin with chrome taps, wc, fully tiled walls and floor, chrome towel rail

Stairs to 1st floor
Feature arts & crafts balustrade, window to side aspect

Landing

Bedroom one
Front Aspect
Double glazed bay window, fitted wardrobes, carpets, lighting, radiator, power points

Bedroom two
Front Aspect
Double glazed window, radiator, wood effect flooring, lighting, power sockets

Bedroom three
Rear Aspect
Double glazed windows, radiators, selection of fitted wardrobes, lighting, carpets, power sockets

Bedroom four
Rear Aspect
Double glazed window, radiator, carpets, lighting, power sockets

Family Bathroom

Stairs leading to

Bedroom five
Double glazed sky lights to front, side and rear aspects, storage eaves to front aspect, wood effect flooring, large walk in wardrobe which can be easily converted to en suite

Rear garden
Paved area for seating and large lawned area, fruit trees and srubs

Garage to side with acees from the front and side 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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

























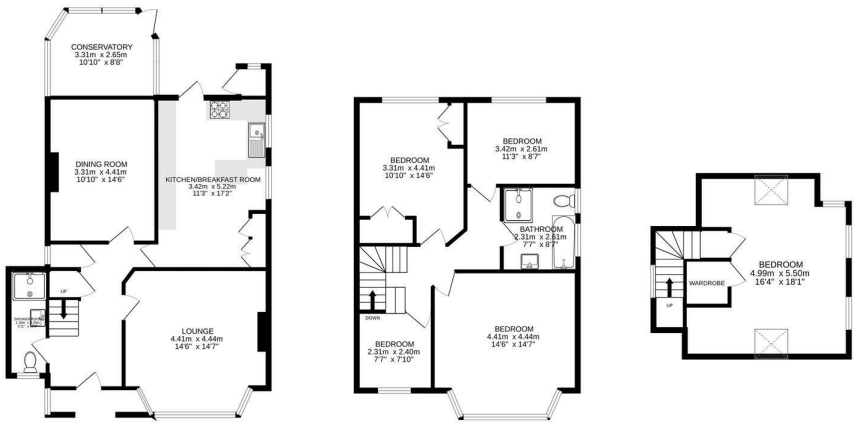






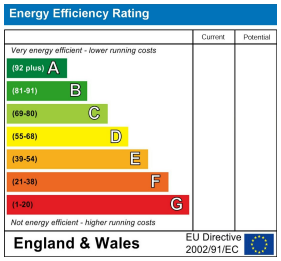


Floor Plan



Additional Information

This is a chain free house
The property was previously rented so regular checks done on electric and gas
The loft extension has all been signed off through LBS
Whole New roof in the last 15 years



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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58 Banstead Road, Surrey, SM5 3NL
Tel: 020 4537 3222 Email: email@watsonhomesproperty.com
www.watsonhomesproperty.com

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