



57 Banstead Road South, South Sutton, SM2 5LH
Guide price £900,000



WH WATSON HOMES
Estate Agents

Overview

NO ONWARD CHAIN

OVER 2500 SQ FT Situated on the highly desirable Banstead Road South in South Sutton, this impressive and very large semi-detached house presents a wonderful opportunity for families seeking a spacious and well-maintained home. With four bedrooms and four bathrooms, this property is designed to accommodate modern living with ease and comfort.

The current owner has cherished this home for over 40 years, ensuring it has been kept to a high standard, although some updating may enhance its appeal further. The ground floor boasts three generously sized reception rooms, providing ample space for relaxation and entertaining. The kitchen is particularly noteworthy, offering an excellent size that is perfect for family gatherings and culinary adventures. There are two ground floor office rooms plus access to a large cellar.

Upstairs, you will find four bedrooms, including two large doubles that provide a peaceful retreat at the end of the day. The property also features a larger-than-average garden, measuring approximately 125ft in length. This expansive outdoor space not only offers a tranquil setting for outdoor activities but also presents the potential for a substantial rear extension, subject to planning permission.

Additional benefits of this home include off-street parking for several vehicles, gas central heating, and double glazing, ensuring comfort and convenience throughout the year.

This property is ideally located in a popular area of South Sutton, making it a perfect choice for families and professionals alike. We highly recommend scheduling a viewing to fully appreciate the charm and potential this home has to offer.

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Accommodation

UPVC double glazed entrance porch
Stained glass wooden front door to..

Spacious entrance hall

Tiled flooring, double panel radiator, under stairs storage cupboard, wall mounted thermostat.

Dining room

UPVC double glazed bay window to front aspect, double panel radiator, tiled flooring, fireplace with marble effect surround and wooden mantelpiece, coved ceiling and ceiling rose.

Lounge

Two double panel radiators, tiled flooring, coved ceiling and ceiling rose, fireplace with decorative surround, double doors leading to..

Sunroom

UPVC double glazed windows to rear aspect, tiled flooring, wall mounted heater, access to conservatory.

Kitchen/breakfast room

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap with food waste disposal, inlaid hob with extractor fan above, integrated oven/grill, integrated fridge and freezer, tiled flooring, double panel radiator, tiled splash back, UPVC double glazed window to rear aspect and door to side.

Utility room/pantry

Tiled flooring and access to garage and further seating area, wall mounted "Worcester" boiler.

Study

Glazed window to rear aspect, fitted shelving and doors and access to cellar

Craft room

UPVC double glazed window to rear aspect, fitted storage cupboard, single panel radiator.

Conservatory

UPVC double glazed windows to rear aspect and doors leading to garden, raised seating area, outside power supply.

Front seating area

Feature UPVC double glazed window to front aspect, tiled flooring, wall mounted heater.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome taps, single panel radiator, tiled flooring, tiled walls.

Stairs to 1st floor landing

Feature skylight and loft access, airing cupboard.

Bedroom one

UPVC double glazed bay window to front aspect, single panel radiator, fitted wardrobes with access to..

Ensuite shower room

Consisting of tiled cubicle with thermostatic shower, wash handbasin with chrome taps, low level push button flush WC, single panel radiator, extractor fan, tiled flooring, tiled walls.

Bedroom two

UPVC double glazed window to rear aspect, double panel radiator, coved ceiling.

Ensuite shower room

Consisting a tiled cubicle with thermostatic shower, wash hand basin with chrome taps and storage cupboard below, low-level push button flush WC, extractor fan, tiled walls.

Bedroom three

UPVC double glazed window to front aspect, wall mounted heater, coved ceiling, wood laminate flooring.

Ensuite bathroom

Spacious suite consisting of tiled cubicle with thermostatic shower, panel enclosed bath with Victorian style chrome mixer tap and shower attachment, wash handbasin with chrome mixer tap in storage cupboard below, low-level bidet with chrome mixer tap, low-level flush WC, double panel radiator, coved ceiling, tiled flooring, part tiled walls, obscure UPVC double glazed window to rear aspect.

Bedroom four

UPVC double glazed window to front aspect, single panel radiator, coved ceiling.

Family bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level bidet with mixer tap, low-level push button flush WC, tiled flooring, tiled walls, heated chrome towel rail, extractor fan, coved ceiling, obscure UPVC double glazed window to rear aspect.

Rear garden (South Easterly aspect)

Approximately 80ft

Large paved patio area leading to artificial lawn section and footpath side, koi pond and decorative planting, garden sheds and large summer house, fence enclosed, outside power supply, sheltered barbecue area.

Integral garage

Double wooden doors at front, hardstanding providing further off street parking if desired, space and plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer.

Front

Block paved driveway providing off street parking for several vehicles.

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

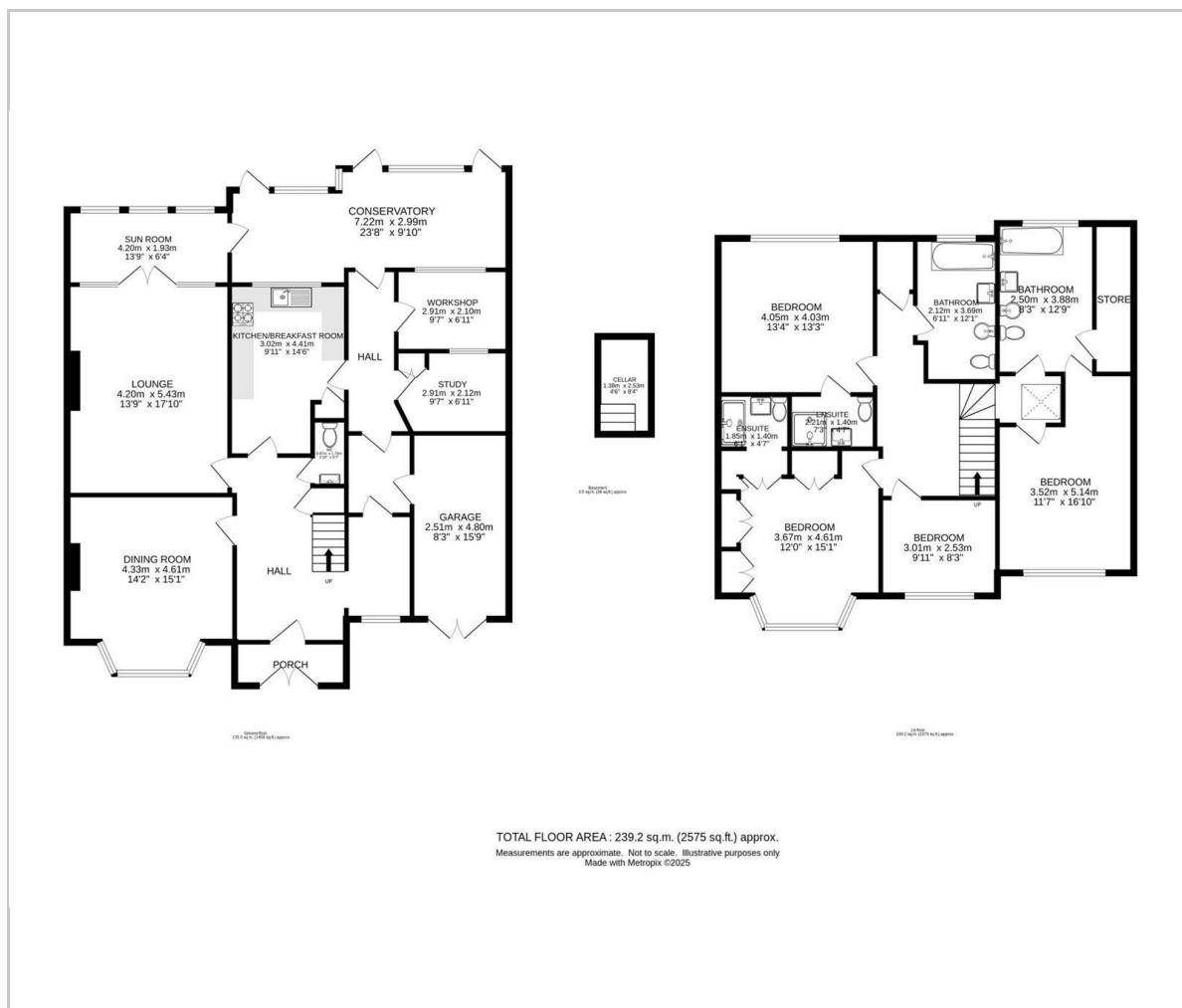








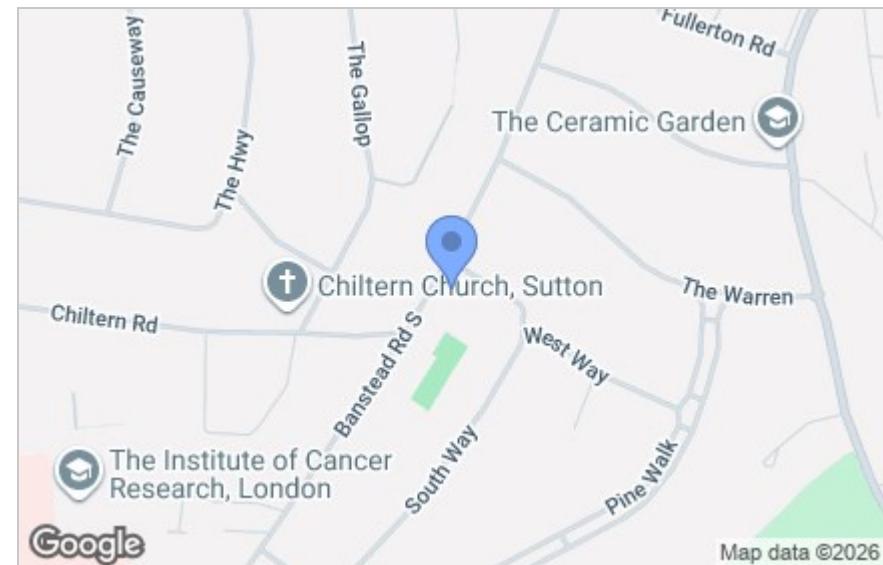
Floor Plan



Viewing

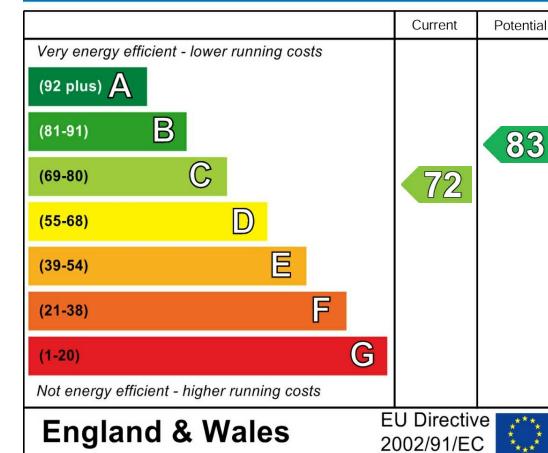
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating



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