



56 Donald Woods Gardens, Surbiton, KT5 9NP

Offers over £475,000



WH WATSON HOMES
Estate Agents

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Overview

Located in the popular cul de sac of Donald Woods Gardens in Surbiton, this charming house offers a perfect blend of comfort and convenience. Spanning an impressive 915 square feet, the property features three spacious double bedrooms, ensuring ample space for family living or accommodating guests. The main bedroom benefits from an en suite shower room, providing a private retreat for relaxation.

The well-appointed reception room serves as a welcoming space for entertaining or unwinding after a long day. With two bathrooms in total, including the en suite, morning routines will be a breeze for the entire household.

For those with vehicles, the property boasts the added advantage of a garage, providing secure storage or additional parking options.

One of the standout features of this property is that it is offered with no onward chain, making the buying process smoother and more straightforward.

This delightful home in Surbiton is not just a property; it is a place where memories can be made. With its excellent location and thoughtful layout, it presents an ideal opportunity for those seeking a comfortable and stylish living space. Do not miss the chance to make this house your new home.

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Accommodation

Obscure glazed wooden front door to..

Entrance hall
Wood laminate flooring, built-in storage cupboard, single panel radiator.

Lounge/diner
UPVC double glazed sliding doors to rear aspect, wood laminate flooring, coved ceiling, two single panelled radiators.

Kitchen
Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine, space for cooker, space for tall standing fridge/freezer, tiled splash back, wall mounted boiler, double glazed window to rear aspect.

Stairs to 1st floor landing
Double glazed windows to rear aspect, single panel radiator, cupboard housing hot water tank.

Main bedroom
Double glazed window to front aspect, single panel radiator, newly fitted carpet.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome taps, low-level push button flush WC, part tiled walls, tiled flooring, single panel radiator, shaver point, extractor fan, obscure double glazed window to rear aspect.

Bedroom two
Double glazed window to rear aspect, single panel radiator, newly fitted carpet.

Bedroom three
Double glazed window to front aspect, single panel radiator, wood laminate flooring.

Bathroom
Modern suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan.

Rear garden – approximately 40ft
Sandstone paved patio area leading to lawn section further rear patio area, raised flower

beds, gated rear access, outside tap.

Outside
Allocated parking for one vehicle and garage with up/over door at front.

Measurements
Lounge/diner 14’9” X 12’7”
Kitchen 9’4“ X 8’7“

Main bedroom 14’8“ X 11’10“
Ensuite shower room 9’3“ X 6’1“

Bedroom two 14’9” X 8’11”
Bedroom three 11’11” X 9’2”

Bathroom 11’10“ X 4’11“

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.







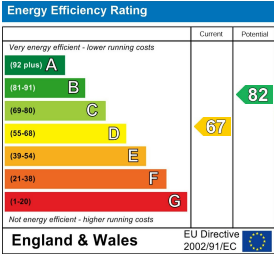


Floor Plan



Additional Information

The loft is partly boarded with no ladder.
The loft is insulated.
How boiler was serviced within the last years there is a valid gas safety certificate.
The probate has been applied for.
The property previously rented in 2006-2007.
The left side boundary fences belong to the property.



Viewing
Please contact our Watson Homes Cheam Village Office on
020 3196 1686
if you wish to arrange a viewing appointment for this

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