



40 Kings Road, Sutton, SM2 6DG

Guide price £575,000



WH WATSON HOMES
Estate Agents

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VENDORS SUITED A chance to acquire a charming three bedroom Victorian family home, ideally situated on a popular road within Belmont Village, close to all shops, transport links, and several local schools including Avenue Academy Primary, Harris Academy and Sutton High School. Features include a modern kitchen and bathroom, open plan living accommodation, a 75ft rear garden and a detached garage. Viewings are highly recommended.

Accommodation

Sheltered entrance porch

Obscure stained glass wooden front door to:

Entrance hall

Wood laminate flooring, single panel radiator.

Lounge

UPVC double glazed bay window to front aspect, fitted plantation shutters, wood laminate flooring, feature cast iron fireplace (Fully functional), ceiling cornice.

Dining room

UPVC double glazed window to rear aspect, fitted plantation shutters, modern radiator, wood laminate flooring.

Kitchen

Range of fitted gloss wall units with matching cupboards and drawers below, rolled top work surfaces with inlaid sink and chrome mixer tap with hose attachment, space for large gas range cooker with extractor fan above, space and plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer, wood laminate flooring, access to large under stairs storage used as pantry, modern radiator, cupboard housing boiler, tiled splash back, UPVC double glazed windows to side and rear aspects and door leading to garden.

Stairs to 1st floor landing

Single panel radiator, loft access, picture rail.

Bedroom one

UPVC double glazed windows to front aspect, fitted plantation shutters, built in wardrobes, double panel radiator, stripped floorboards.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, feature cast iron

fireplace.

Bedroom three

UPVC double glazed window to rear aspect, fitted plantation shutter, double panel radiator, feature cast iron fireplace, wood laminate flooring.

Bathroom

Consisting of panelled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring with under floor heating, extractor fan, obscure UPVC double glazed window to side aspect.

Rear garden (Easterly aspect)

Approximately 75ft

Paved patio area with footpath to rear, lawn sections and flowerbeds bordering, further patio area at rear, fence enclosed, outside tap, gated rear access.

Detached garage

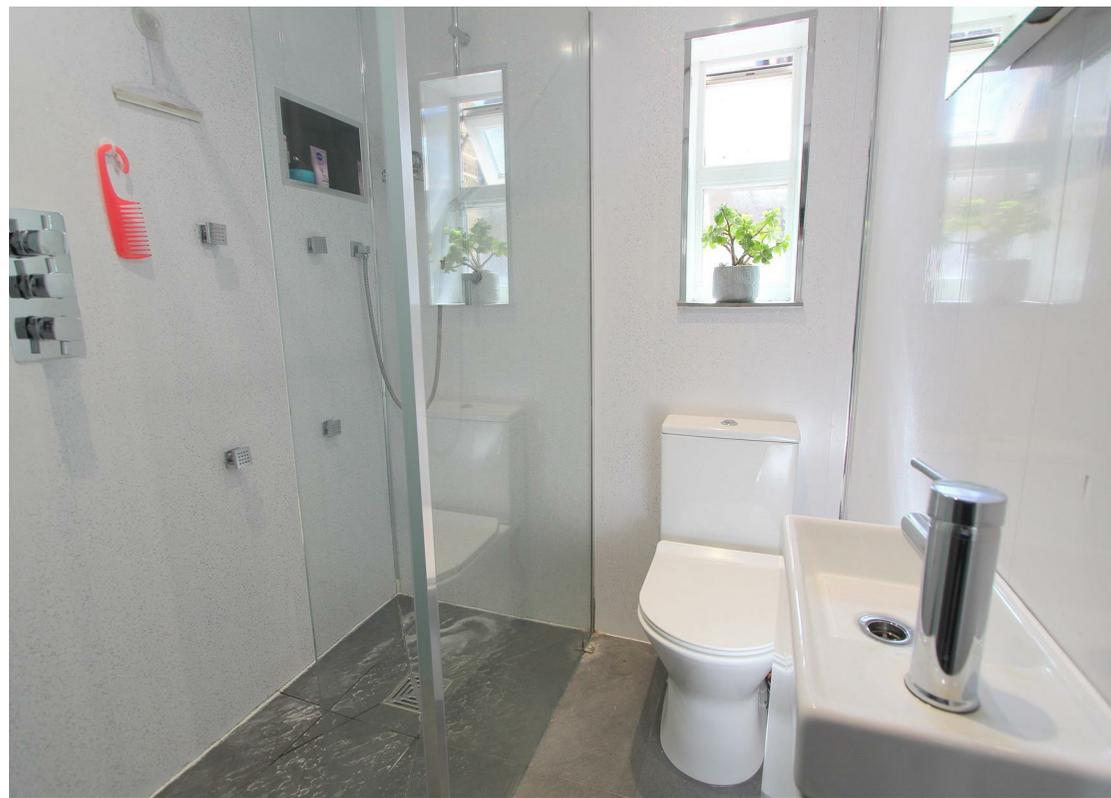
Up/over door with power and light.

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





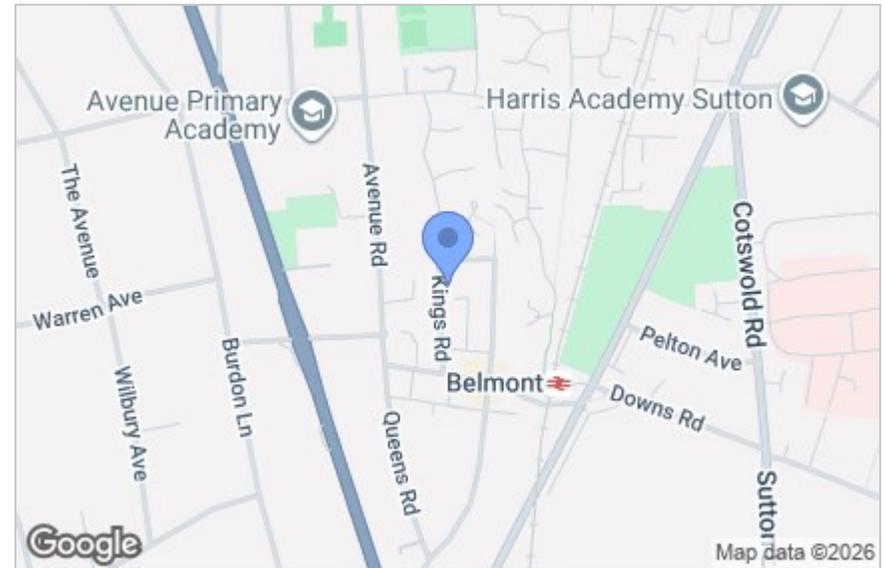




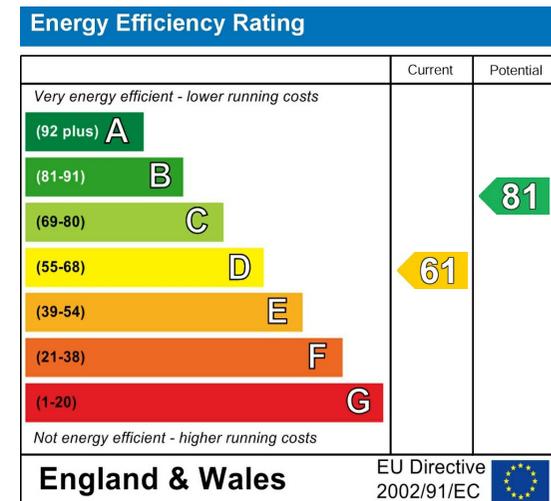
Floor Plan



Area Map



Energy Efficiency Graph



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.