

58 St. James Avenue, Sutton, SM1 2TH



Guide price £575,000

**WH WATSON HOMES**  
Estate Agents

## **58 St. James Avenue, Sutton, SM1 2TH**

\*\*\* NO ONWARD CHAIN \*\*\* Located on the charming St. James Avenue, Sutton, this delightful three-bedroom detached family home offers a wonderful opportunity for those seeking a comfortable and spacious living environment. Spanning approximately 880 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home is the open-plan kitchen diner, which provides a warm and welcoming space for family meals and gatherings. The kitchen is well-equipped, making it a joy to cook and share culinary experiences with loved ones. The property boasts a lovely, good-sized garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air.

Situated on a desirable no-through road, this home benefits from a peaceful setting while remaining conveniently close to excellent schools and transport links, making it an ideal choice for families. With no onward chain, the process of moving in can be swift and straightforward.

Moreover, this property presents great scope for extension, subject to obtaining the relevant planning permissions, allowing you to tailor the home to your specific needs and preferences. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this charming detached house is a fantastic opportunity not to be missed.

# 58 St. James Avenue

Sutton, SM1 2TH

### Accommodation

Entrance Hall  
Radiators, laminate flooring, under stairs storage cupboard

Living Room  
Feature fireplace, radiator, laminate flooring, double glazed leaded light bay window to front aspect

Open plan Kitchen Diner

Kitchen  
Range of fitted kitchen units and drawers, laminate worktop, inset one and a half bowl sink with mixer tap, integrated oven, gas hob and extractor fan above, space and plumbing for dishwasher, space for undercounter fridge freezer, tiled splashback, double glazed window to rear aspect

Dining Area  
Radiators, laminate flooring, cast iron fireplace, double glazed windows and patio door meeting out to garden, utility cupboard with space plumbing for washing machine.

Stairs to 1st floor landing  
Fitted carpet, loft access

Bedroom One  
Feature fireplace, radiator, fitted carpet,





double glaze leaded light windows to front aspect

#### Bedroom Two

Feature fireplace, radiator, fitted carpet, double glazed window windows to rear aspect

#### Bedroom Three

Radiator, fitted carpet, double glazed leaded light window to front aspect

#### Bathroom

Three-piece suite comprising panel enclosed bath with shower screen, chrome mixer tap and showerhead attachment, vanity wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel, part tiled walls, tiled flooring, double glazed secure window to rear aspect.

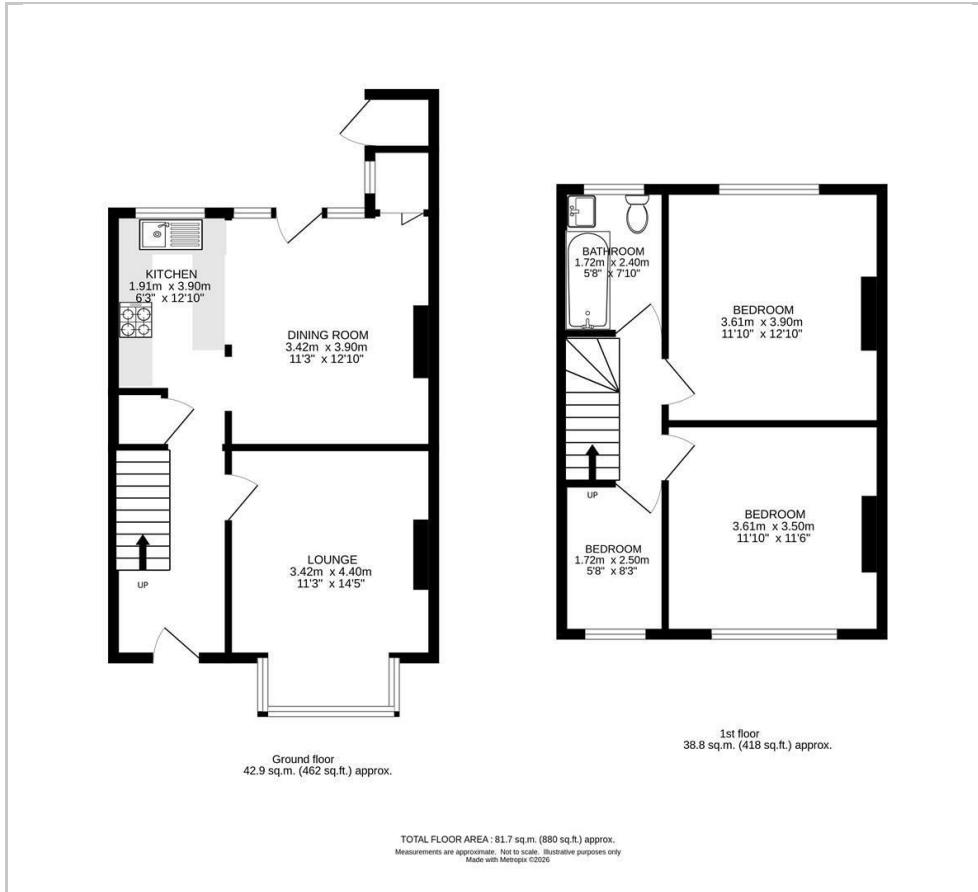
#### Rear Garden

Paved patio area, lawn section, shed, power socket, gate providing side access.

#### 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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>62</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## 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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