



Flat 2 53 Cumnor Road, South Sutton, Surrey, SM2 5DW  
£300,000



WH WATSON HOMES  
Estate Agents

## Overview

Watson Homes is delighted to present a charming two-bedroom flat conversion located at Flat 2, 53 Cumnor Road, Sutton. Nestled in the desirable leafy area of South Sutton, this first-floor residence offers a harmonious blend of comfort and convenience, making it an ideal choice for both first-time buyers and investors.

Upon entering the flat, you are welcomed by a spacious reception room that exudes warmth and invites relaxation, perfect for entertaining guests or enjoying quiet evenings at home. The property boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is generously sized and presents an opportunity for further remodelling to suit your personal taste.

A notable feature of this property is the availability of parking for one vehicle, a rare advantage in such a sought-after location. The flat is chain-free and includes a share of the freehold, offering added peace of mind for prospective buyers.

The location is exceptional, with Sutton mainline station just a short stroll away, providing excellent transport links to London and beyond. A variety of bus routes and the vibrant Sutton town centre are also easily accessible, ensuring that daily commutes and leisure activities are effortlessly manageable. Families will appreciate being within the catchment area for numerous outstanding schools, as well as the proximity to lovely parks and green spaces.

With an array of superb restaurants, cafes, and shops all within walking distance, this flat is perfect for those seeking a vibrant community lifestyle. This property represents an excellent opportunity to secure a home in a prime location. Do not miss the chance to make this delightful flat your own.

INVESTMENT OPPORTUNITY TO ACQUIRE GROUND FLOOR AND FIRST FLOOR FLATS BOTH CURRENTLY AVAILABLE FOR SALE INDIVIDUALLY. AN OPPORTUNITY FOR FURTHER SCOPE AND DEVELOPMENT SUBJECT TO PLANNING. BEING SOLD INDIVIDUALLY, PLEASE CALL THE OFFICE TO VIEW BOTH FLATS

# Flat 2 53 Cumnor Road, South Sutton, SM2 5DW

## Accommodation

Period Stain glass Front Door leading to Communal entrance hall

Separate door leading to

Stairs to first floor

Large galleried landing with storage cupboard and velux window, carpets, radiator

### LOUNGE/DINER (front)

Good size lounge diner with large leaded light bay window to the front. High ceilings with ceiling rose a key feature for this era and generous room sizes

### KITCHEN

leaded light window (front)

Partly Tiled walls

Including a range of base and wall units with laminate work top

Electric Oven & Gas Hob

Single Stainless Steel Sink

Loft hatch access

### BEDROOM 1 (Rear)

Large bay window views to the rear, period coving, radiator, carpets

### BEDROOM 2

Sash windows, radiator, wood effect flooring, wall mounted shelving

### LARGE FAMILY BATHROOM

Three piece white bathroom suite

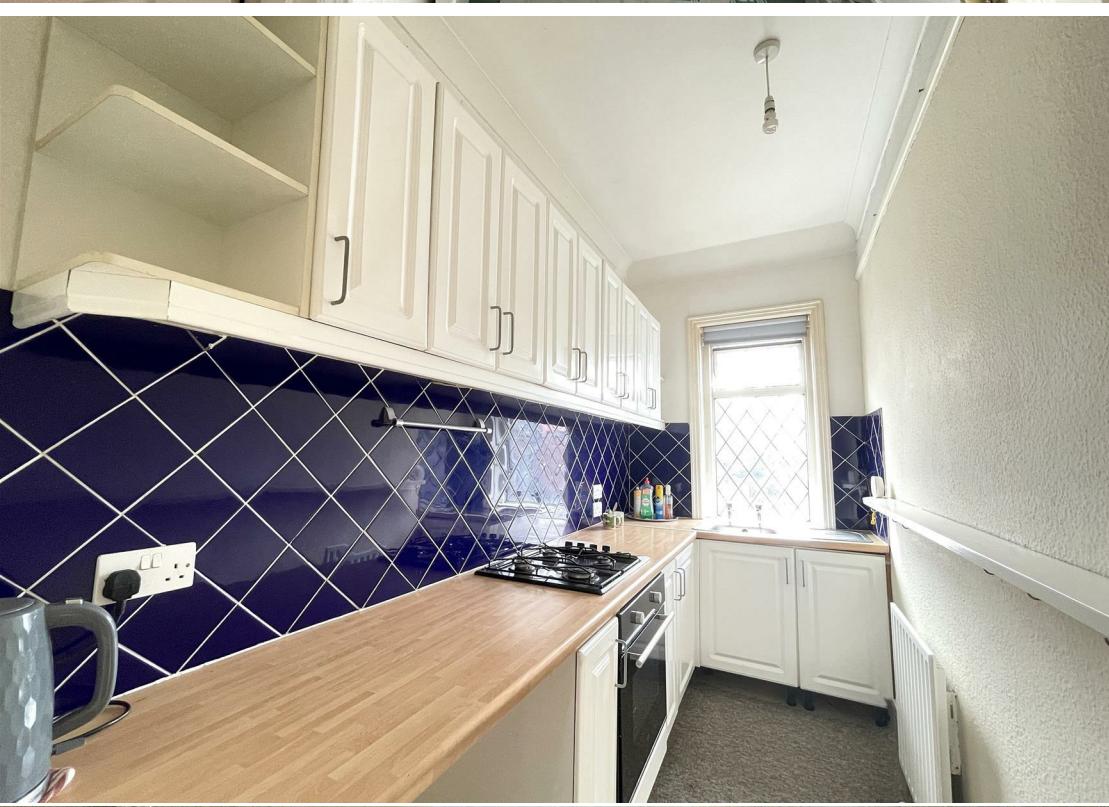
Bath with chrome shower attachment, push button wc, pedestal sink, heated towel rail, window, extractor fan, partly tiled

Wall mounted Boiler

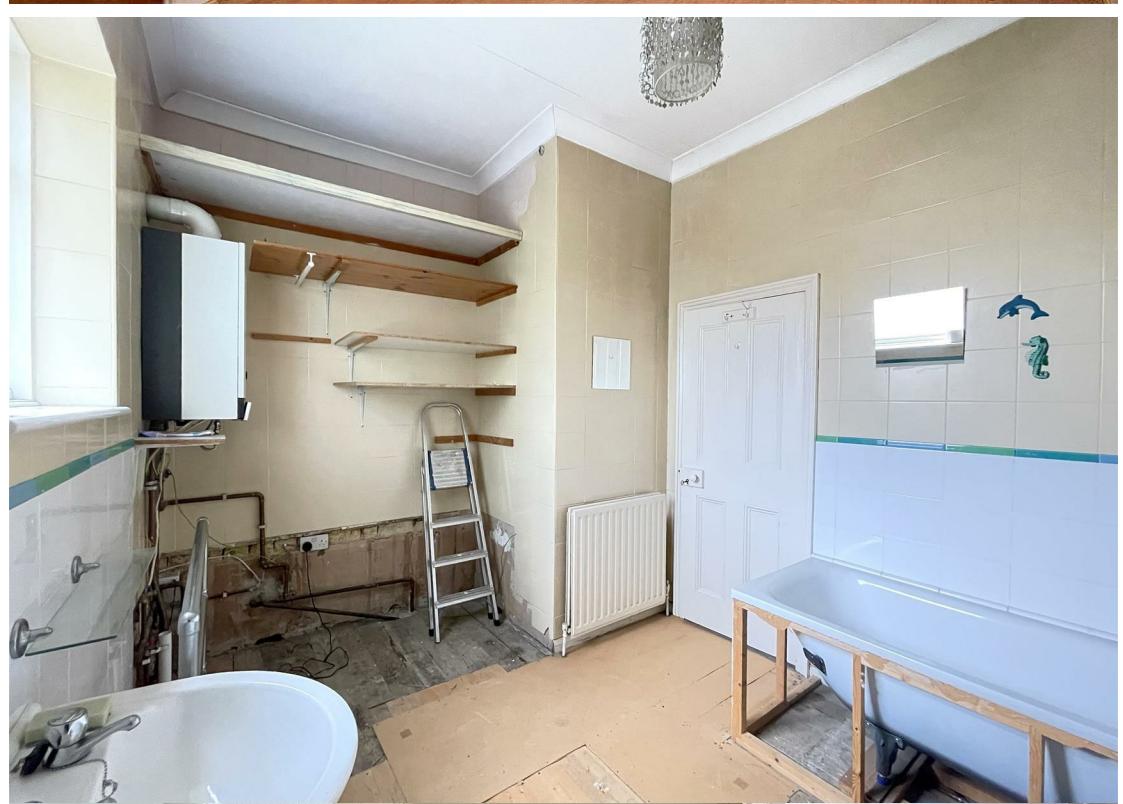
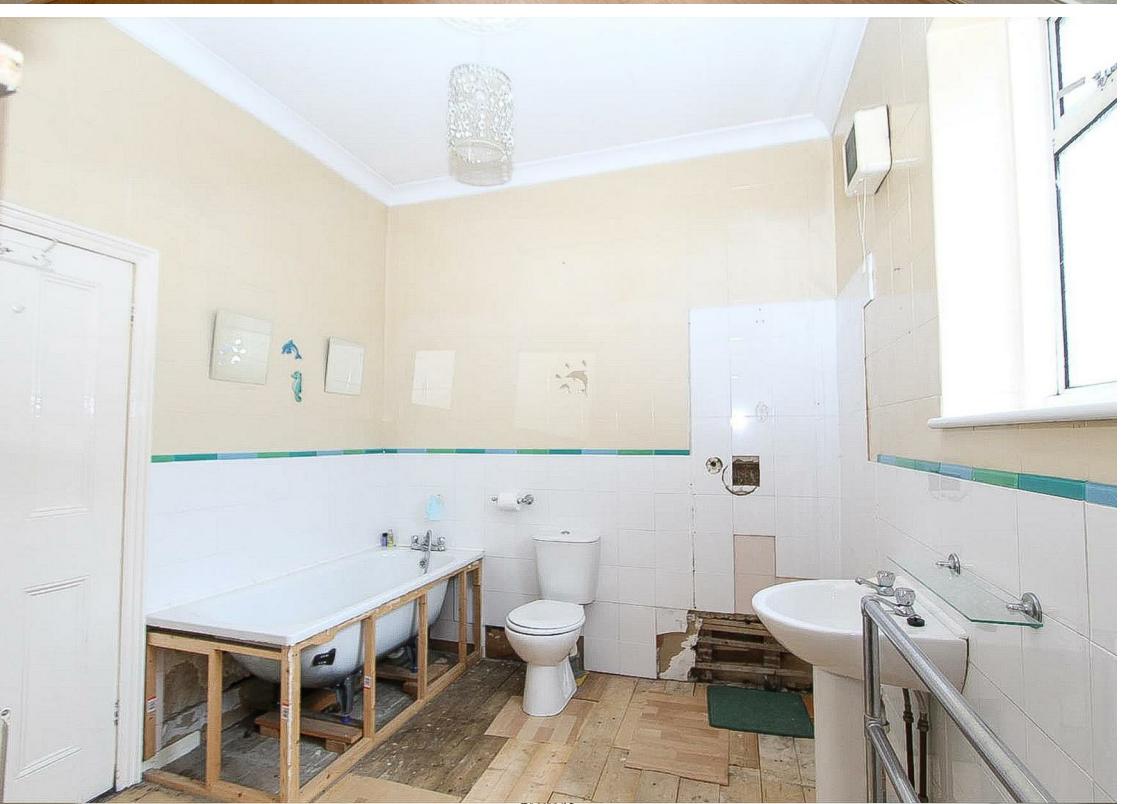
One allocated parking space to the front

## 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

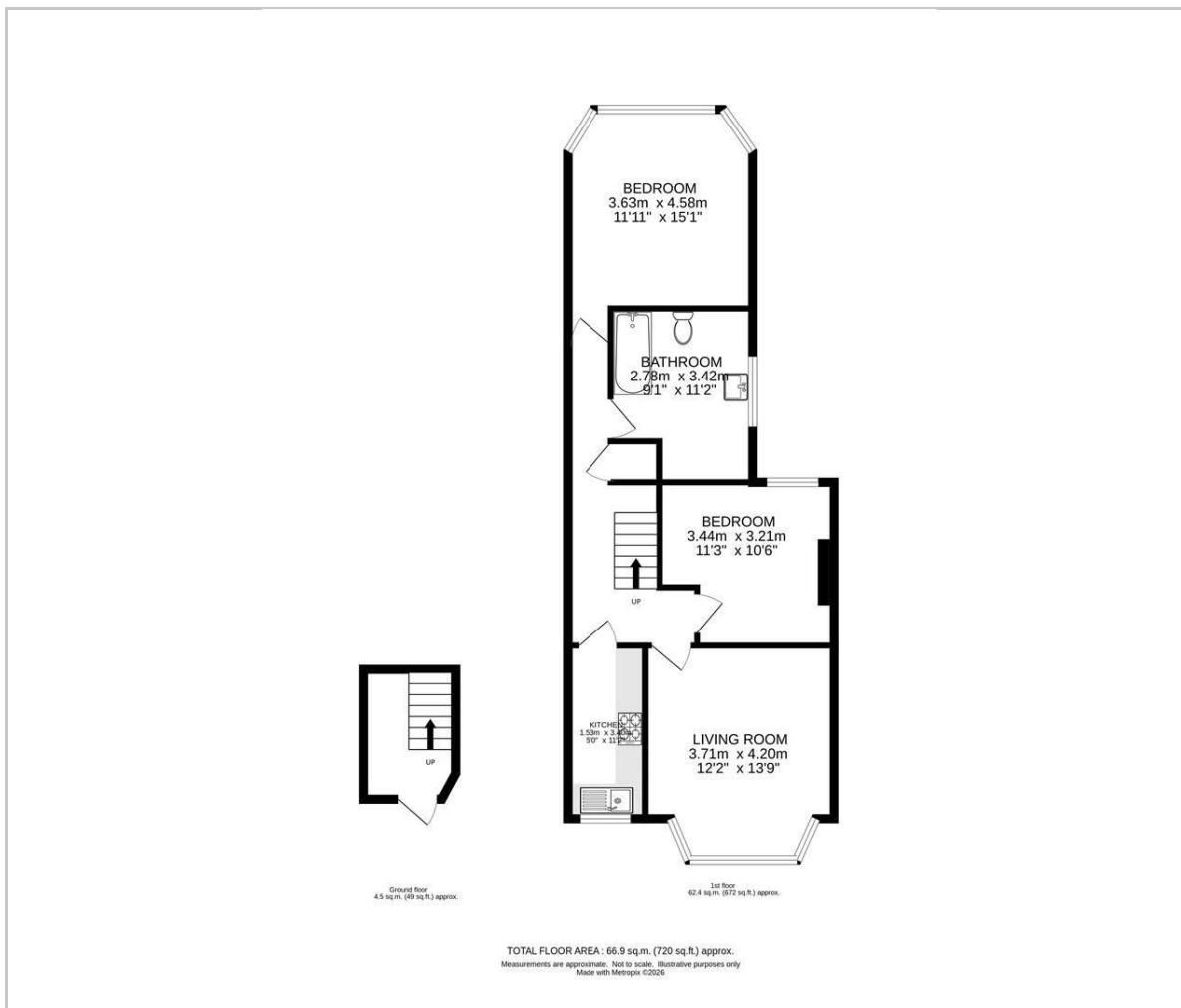








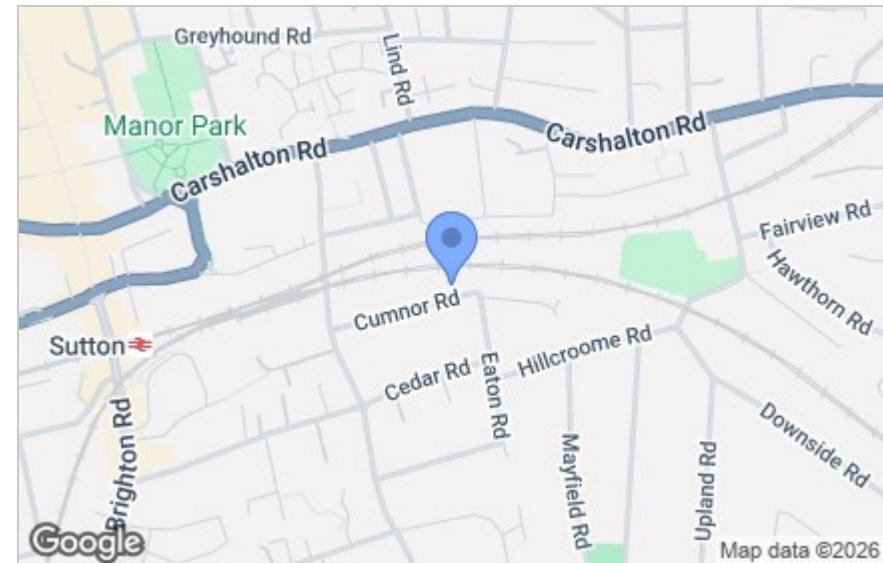
## Floor Plan



## Viewing

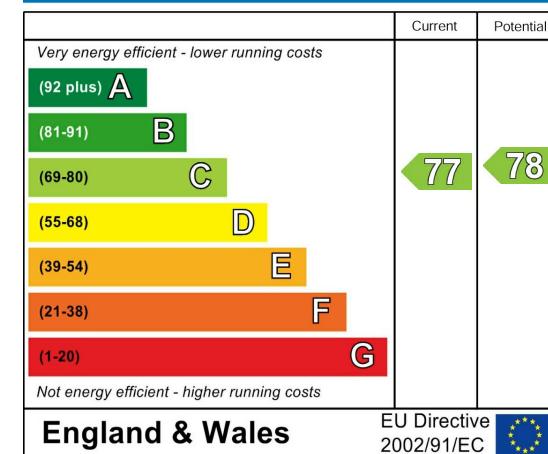
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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