7 Willis Avenue, Sutton, SM2 5HS

Guide price £775,000

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WH WATSON HOMES
Estate Agents

7 Willis Avenue, Sutton, SM2 5HS

Overview

Watson Homes are delighted to present this charming semi-detached house on Willis Avenue, offering a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The two reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The modern kitchen and bathroom with a separate WC have been thoughtfully designed, ensuring that both functionality and style are at the forefront. The kitchen/breakfast room is well-equipped, making meal preparation a delight, while the bathroom offers a serene space for unwinding after a long day.

Set on a corner plot, this home boasts a pretty south-facing rear garden, perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, the property features parking at the rear and a detached garage, providing ample storage and convenience.

Location is key, and this property does not disappoint. It is situated close to a wealth of sought-after schools, shops, and excellent transport links, making daily commutes and errands a breeze. This semi-detached house on Willis Avenue is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern family home.

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Accommodation

Covered entrance
Quarry tiled step, obscure double glazed composite front door to..

Spacious entrance hall
Obscure UPVC double glazed window to front aspect, covered radiator, coved ceiling, under stairs storage, wall mounted “hive” heating control.

Lounge
Large bay with feature stained glass windows to front aspect and secondary glazing, single panel radiator, fireplace with marble surround, coved ceiling, serving hatch.

Dining room
UPVC double glazed patio doors to rear aspect, fireplace with tiled surround, two double panel radiators, picture rail, coved ceiling.

Kitchen/breakfast room
Range of fitted wooden wall units with matching cupboards and drawers below, quartz worktops with inlaid butler sink and chrome mixer tap, space for large gas range cooker with extractor fan above, integrated dishwasher and washing machine, space for American style fridge/freezer, wood effect flooring, cupboard housing boiler, single panel radiator, UPVC double glazed windows to side and rear aspects and door leading to garden.

Stairs to 1st floor landing
Loft access.

Bedroom one
UPVC double bay window to front aspect, double panel radiator.

Bedroom two
UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobe.

Bedroom three
UPVC double glazed window to rear aspect, double panel radiator.

Bedroom four
UPVC double glazed oriel bay window to front aspect, double panel radiator.

Bathroom
Modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand 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, obscure UPVC double glazed window to side aspect.

Separate WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, tiled walls, tiled flooring, obscure UPVC double glazed window to side aspect.

Rear garden – approximately 100ft (South facing)
Large paved patio area and side courtyard with steps leading to lawn section with mature shrubs and plants bordering, fence enclosed at front and side, outside tap, fitted awning.

Detached garage
Roller shutter door at front and gated vehicle access, paving in front providing further off street parking if desired.

Front garden
Lawn sections and mature shrubs and plants bordering with footpath leading to 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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plan

This plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this Floor Plan, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions.

Additional Information

Vendor lived in the property 58 years.

Vaillant boiler installed and still under warranty.

Soffits, facias and guttering all recently upgraded.

Garage has been waterproofed and updated access for road.

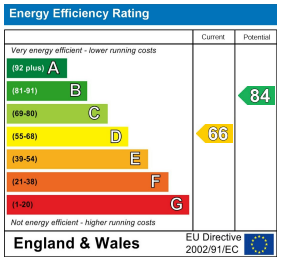
Outside has recently been painted in 15 year Johnson Weathershield paint.

Bathroom and WC recently renewed.

Vendor responsible for fence to the right and the back of the boundary.

Newly fitted Wren Kitchen still under warranty.

Vendor vacating, no chain.



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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