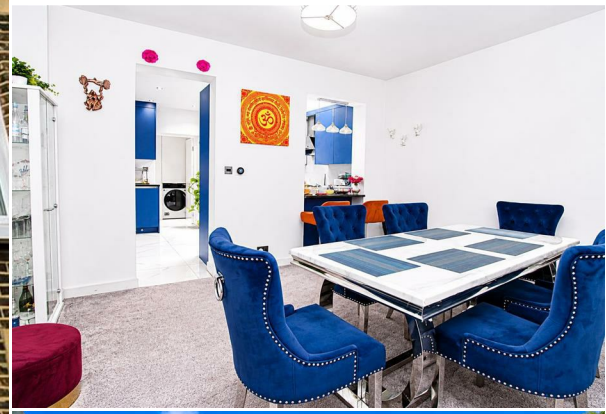

7 Morland Road, Sutton, SM1 4RP

£625,000

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WH WATSON HOMES
Estate Agents

7 Morland Road, Sutton, SM1 4RP

Watson Homes are pleased to offer this deceptively spacious four bedroom, two bathroom family home. The property benefits from a modern open plan kitchen, two reception rooms, a downstairs WC, and a pretty rear garden.

The area is well served by a number of highly regarded schools, including Manor Park Primary School, Sutton Grammar School, and Nonsuch High School for Girls, making it an ideal choice for families.
Excellent transport links are available nearby, with Sutton Railway Station and West Sutton Railway Station providing regular services into London Victoria , London Bridge & Thameslink. Numerous local bus routes also offer convenient connections to surrounding areas, including Morden Tube Station
Located within easy reach of shops, parks, and public transport, this home combines practicality with a welcoming atmosphere.

Accommodation

Covered entrance
Obscure UPVC double glazed front door to..

Lounge
UPVC double glazed window to front aspect, modern radiator, under stairs storage recess and cupboard housing fuse board.

Dining room
Modern radiator, wall mounted “nest” heating control, archway to..

Kitchen
Range of fitted wall units with matching cupboards and drawers below, granite worktops with inlaid sink and brushed chrome mixer tap, integrated “Bosch” oven/grill/microwave, inlaid gas hob with extractor fan above, space for American style fridge/freezer, integrated dishwasher, tiled flooring, modern radiator, feature skylight, UPVC double glazed patio doors to rear aspect.

Utility area
Fitted storage cupboards and space and plumbing for washing machine.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, heated towel rail, tiled flooring, tiled walls, extractor fan, sensor mirror wall cabinet, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing

Main bedroom
UPVC double glazed window to rear aspect, modern radiator.

Dressing area
Fitted wardrobes with sliding mirrored doors with display lighting, leading to..

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, tiled flooring, tiled walls, heated towel rail, shaver point, obscure UPVC double glazed window to rear aspect.

Bedroom two
UPVC double glazed sash windows to front aspect, two double panelled radiators, LED lighting.

Stairs to 2nd floor
Fitted storage cabinet and LED lighting.

Bedroom three
UPVC triple glazed window to rear aspect, modern radiator, built-in storage cupboard.

En suite shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low level push button flush WC, wood effect flooring, tiled walls, shaver point, extract fan, heated towel rail, obscure UPVC triple glazed window to rear aspect.

Bedroom 4/study
Two Velux windows to front aspect, access to eaves storage.

Rear Garden – approximately 40ft
Large paved patio area and artificial lawn section, fence enclosed, gated rear access, outside water and power supply.

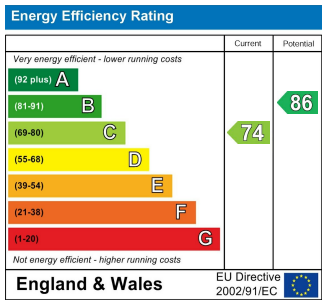
Front
Permit parking.

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

Additional Information

The loft has storage and fully converted and eaves storage
Kitchen extended at the same time of the loft - all passed through planning
The loft was converted 2022, building regs all in place
Megaflo gas boiler, new 2022
re wired and new RCD in 2022
Green Zone parking, permits £65 per car
All street parking
Left side is the owners fence looking out from the rear
Loft windows triple glazed and the rest all double
Garden faces North
Rear access to the property from langley road
Shed in the garden
Tap and lights on the garden



Viewing

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

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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