



5 Sunnyhurst Close, Sutton, SM1 2PT

Offers over £450,000



**WH WATSON HOMES**  
Estate Agents



## 5 Sunnyhurst Close, Sutton, SM1 2PT

\*\*\* NO ONWARD CHAIN!!! \*\*\* Watson Homes are delighted to present this popular style three bedroom family home, nestled away in a desirable cul-de-sac in Sutton. The property offers a modern kitchen and bathroom, open plan living and three good sized bedrooms, with a well maintained garden to the rear and a garage en bloc.

Sunnyhurst Close is well located for good schools, local shops and transport links, with Sutton Common train stations just a short walk away. Sutton High Street is also easily accessible, with a wide array of restaurants, shops, cafes and supermarkets to choose from.

### Accommodation

Covered entrance

Part glazed wooden front door to..

Entrance Hall

Lounge

Double glazed window to front aspect, single panel radiator, open fireplace, coved ceiling.

Dining Area

Double glazed sliding doors to rear aspect, single panel radiator, large under-stairs storage cupboard, coved ceiling.

Kitchen

Range fitted wooden wall units with matching cupboards and drawers below, solid worktops with inlaid stainless steel sink and chrome mixer tap, inlaid hob with oven/grill at side, space and plumbing for washing machine, integrated fridge/freezer, tiled flooring, UPVC double glazed window and door to rear aspect, wall mounted “Worcester” boiler.

Stairs to 1st floor landing

Loft access.

Bedroom One

Double glazed window to front aspect, single panel radiator, wood laminate flooring.

Bedroom Two

Double glazed window to rear aspect, single panel radiator, wood laminate flooring, built-in wardrobe.

Bedroom Three

Double glazed window to front aspect, single panel radiator.

Bathroom

Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level flush WC, heated chrome towel rail, tiled floor flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

Rear Garden (South West facing)

Large paved patio area with flowerbeds and shrubs bordering, fence and brick wall enclosed, garden shed, outside tap, gated side access.

Garage en bloc

Up/over door at 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









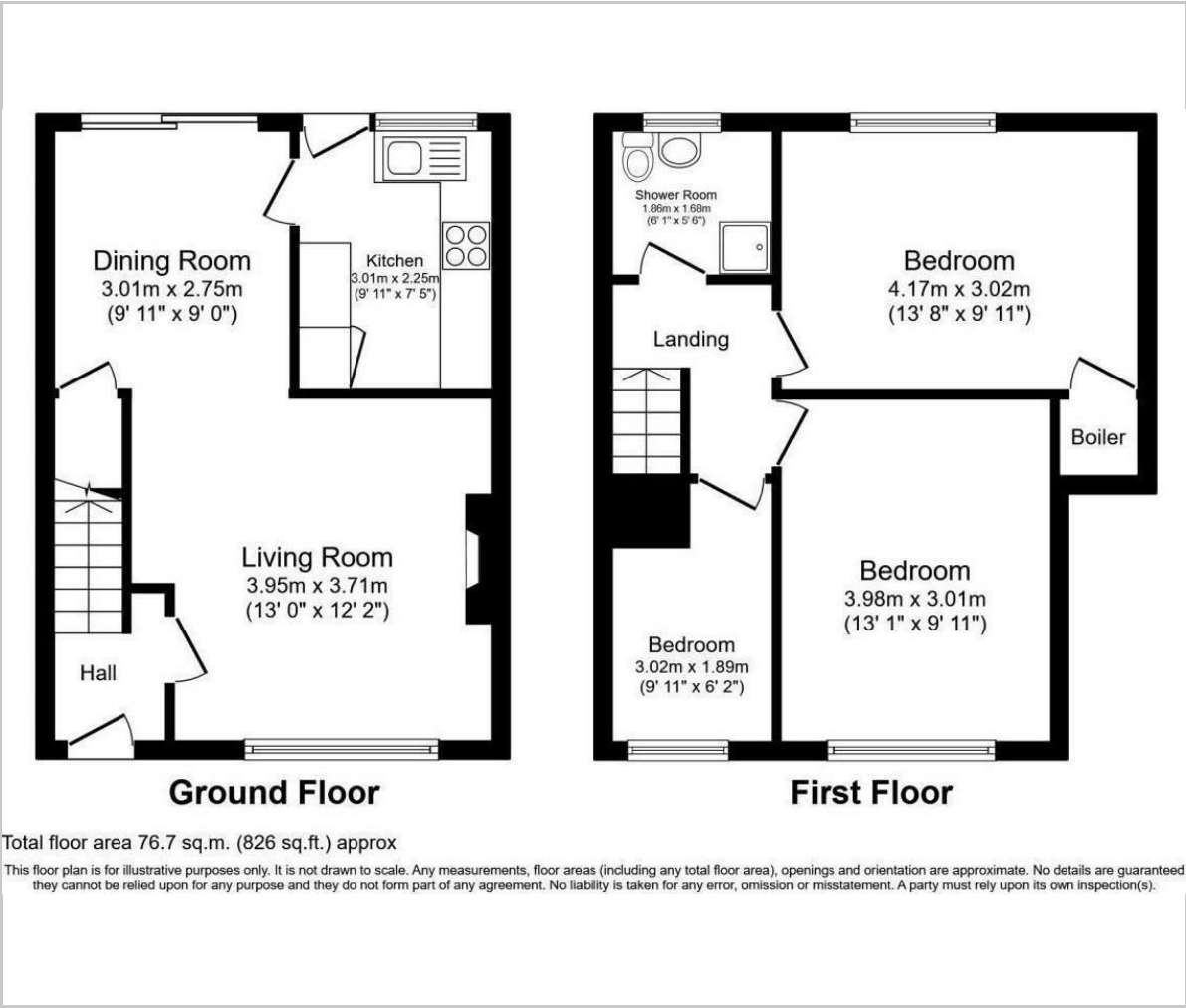








Floor Plan



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

