



82 Barrington Road, Sutton, SM3 9PR

Guide price £700,000



**WH WATSON HOMES**  
Estate Agents

# 82 Barrington Road, Sutton, SM3 9PR

Located in the charming and tranquil Barrington Road, Sutton, this exquisite house offers a perfect blend of modern living and convenience. Spanning an impressive 1,451 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time. With four well-appointed bedrooms and three contemporary bathrooms, this home is designed to accommodate families of all sizes.

The location is particularly appealing, as it is situated in a delightful no-through road, providing a peaceful atmosphere while still being in close proximity to a variety of amenities. Residents will appreciate the ease of access to local shops, cafes, and parks, making everyday life both convenient and enjoyable. Furthermore, the property is near some outstanding schools, making it an excellent choice for families seeking quality education for their children.

This house has been completed to a very high standard, showcasing a modern finish that is both stylish and functional. Every detail has been thoughtfully considered, ensuring that the home is not only aesthetically pleasing but also comfortable and practical for everyday living.

Whether you are a growing family or simply seeking a beautiful space to call home, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this stunning house your new home.

## Front Exterior:

Private driveway with space for 2 cars  
UPVC front door with glass panel windows, silver knocker.

## Entrance Hall:

Real Oak wooden flooring  
Double-width radiator on left-hand wall

## Lounge:

Real oak wooden flooring  
Feature media wall with built-in electric LED fireplace  
Panelled built-in units  
Decorative white wooden radiator covering  
Bay window with bespoke plantation shutters

## Dining room / Open plan kitchen:

Grey wooden effect porcelain tiled flooring with underfloor heating  
Ceiling spotlights  
Shaker-style cupboards with quartz worktops  
Neff gas hob with Neff extractor fan above  
Integrated Neff Double oven with built-in microwave and warming plate below  
Integrated wine cooler  
Integrated dishwasher  
Integrated fridge freezer

## Utility Room:

Solid oak style cupboards with black marble-effect work-tops  
Space for double fridge freezer  
Space for washing machine and tumble dryer

## Downstairs WC:

Slate-coloured high-gloss tiles from floor to ceiling  
Wall-mounted mirror on the left wall  
Velux-style ceiling window  
Basin sink  
Toilet

## Family Bathroom:

Beige stone-effect tiles from floor to ceiling  
Curved style bath with glass shower door, silver shower & mixer tap  
Basin sink with silver mixer tap  
Toilet  
Chrome wall-mounted radiator  
Double-glazed window

## Main Bedroom:

Built-in oak-effect wardrobes  
Bay window with fitted plantation shutters  
Double radiator

## En-Suite (Main Bedroom):

Cream high-gloss ceramic tiles from floor to ceiling  
Walk-in shower with silver mixer tap  
Basin sink with silver mixer tap  
Chrome wall radiator

## Bedroom Two:

Double-glazed window  
Single radiator

## Second Bathroom:

Large high-gloss ceramic tiles  
Walk-in double shower with glass door and silver mixer tap  
Basin Sink with silver mixer tap

## Third Bedroom:

Double-glazed window  
Single radiator

## Fourth Bedroom:

Double-glazed skylight  
Single radiator

## Garden:

Dark Grey aluminium bi-fold doors with integrated blinds leading through to a well kept south-facing garden with composite decking and artificial grass  
Storage shed to rear left

## Garage

To the right of the property with white door For ample storage use or to fit a small car

## Additional Features:

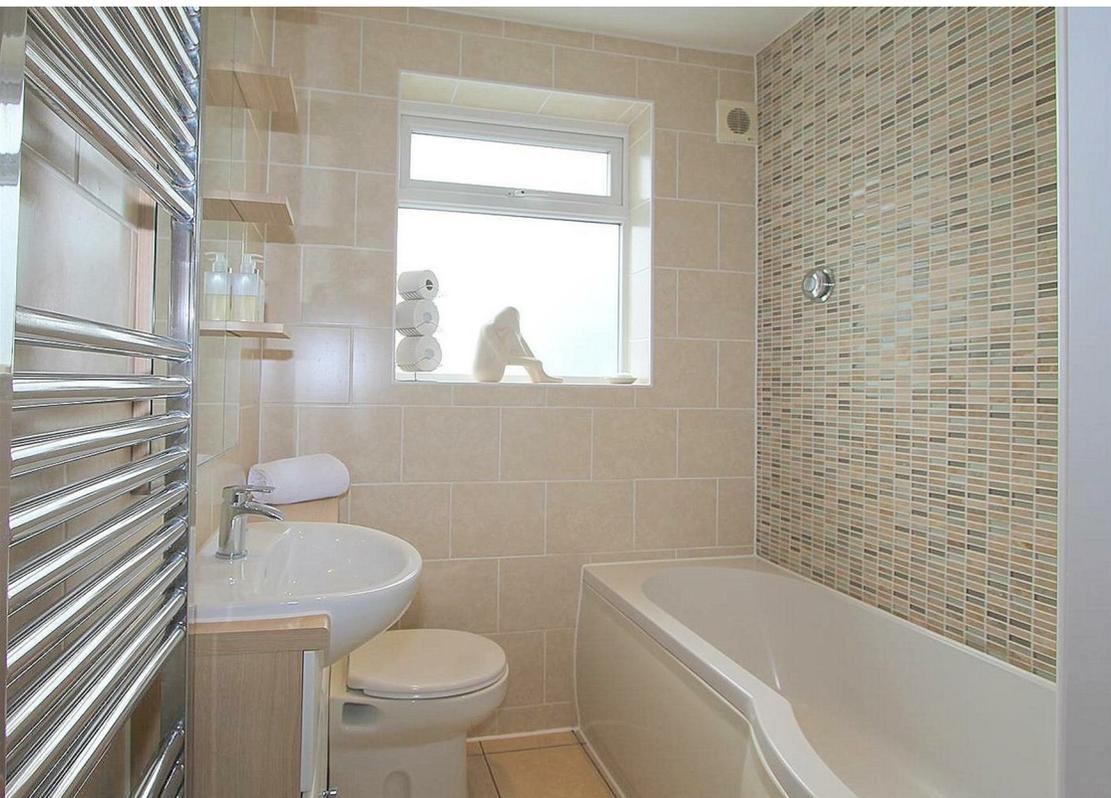
Water softening unit serving the entire property

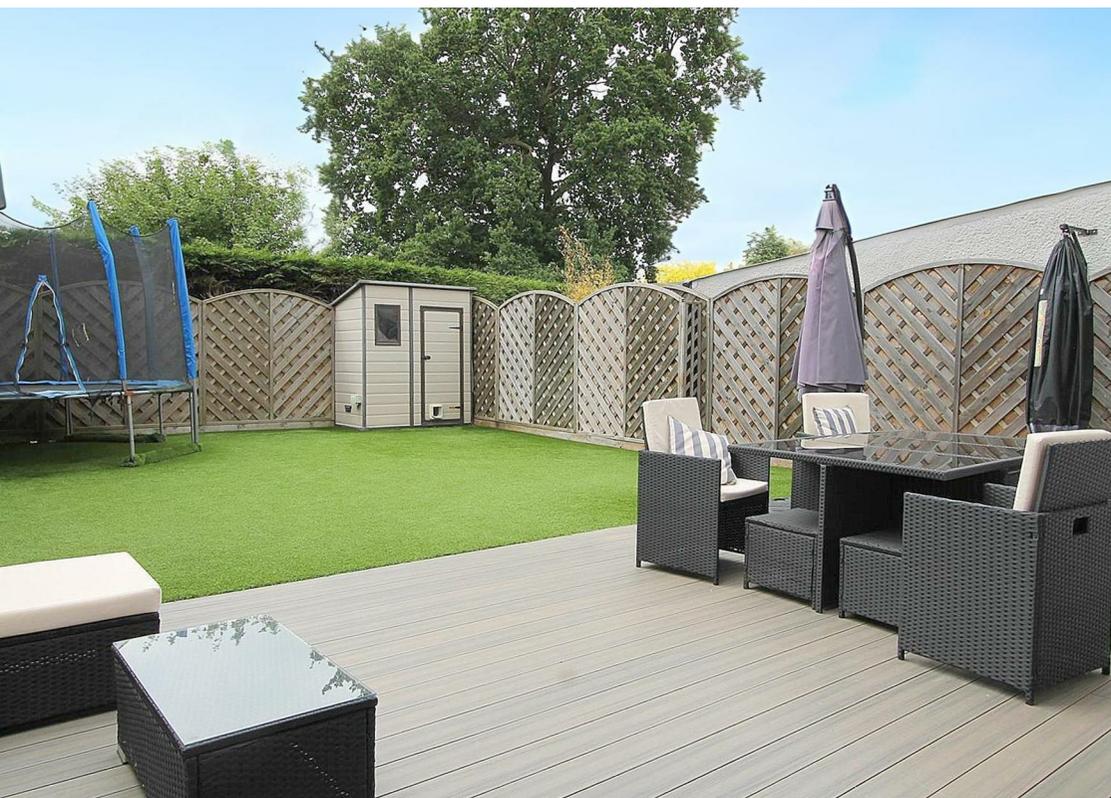
## BUYER'S INFORMATION

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.

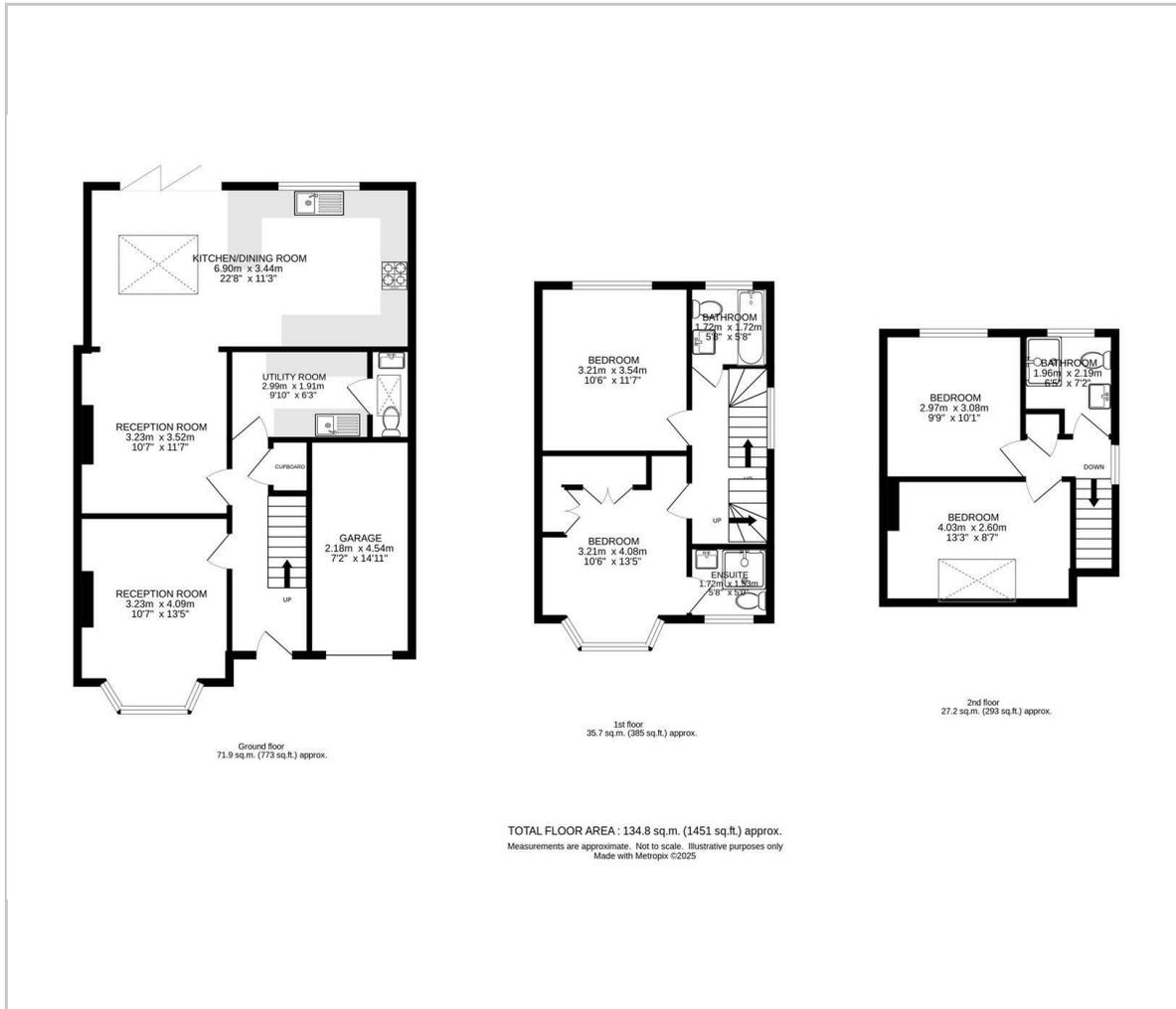




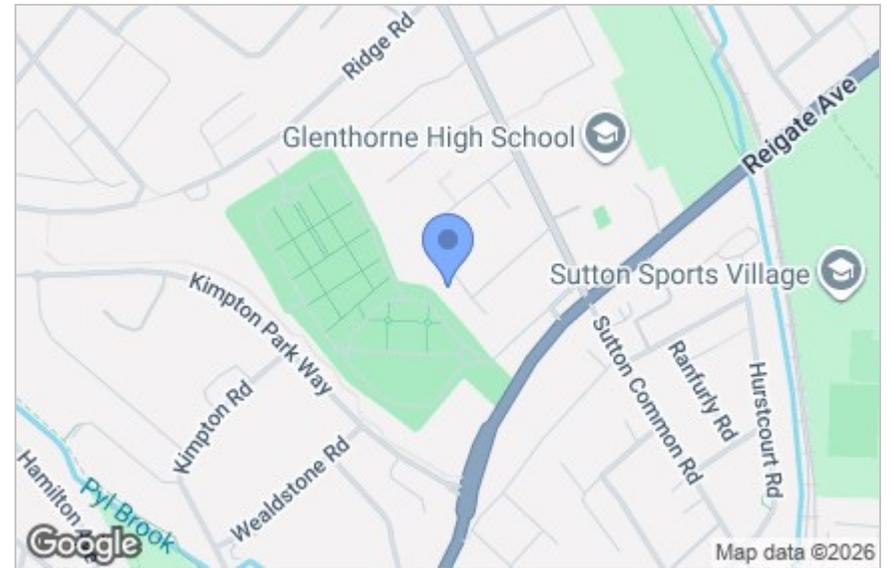




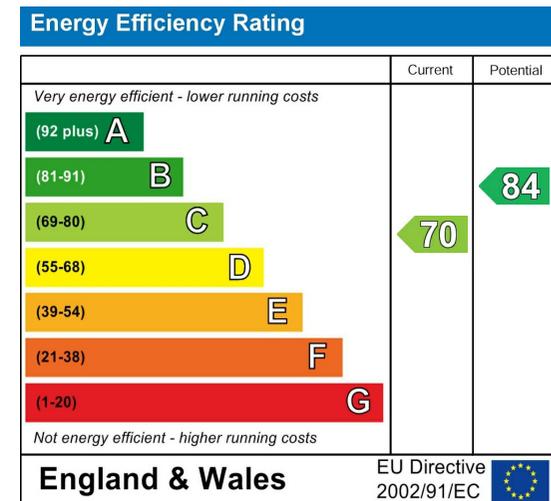
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.