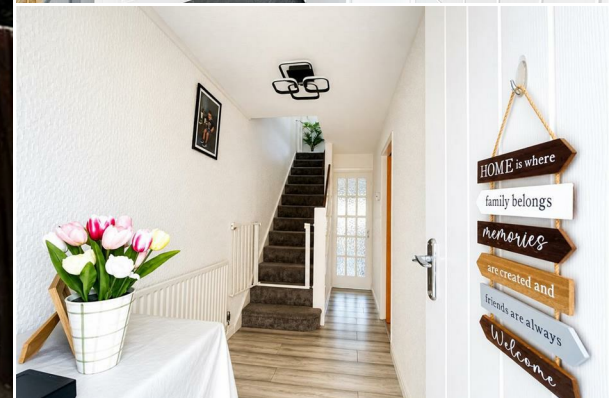




28E Prince Of Wales Road, Sutton, SM1 3PA

£450,000



WH WATSON HOMES
Estate Agents

28E Prince Of Wales Road, Sutton, SM1 3PA

Overview

Located on Prince of Wales Road in Sutton, this well-presented end of terrace family home boasts three spacious double bedrooms, making it an ideal choice for families seeking comfort and versatility. Upon entering, you are greeted by a modern fitted kitchen that seamlessly combines style and functionality, perfect for culinary enthusiasts.

The bright and airy sitting room at the rear of the property offers a welcoming atmosphere, with direct access to a beautifully maintained garden. This outdoor space features both a patio area and a lush lawn, providing an excellent setting for relaxation or entertaining guests.

On the ground floor, you will find a generously sized double bedroom complete with its own en-suite shower room, ensuring privacy and convenience. Additionally, a separate WC is available for guests and family alike.

Venturing upstairs, the property continues to impress with two further double bedrooms, each equipped with fitted wardrobes, providing ample storage space. A well-appointed family bathroom completes this level, catering to the needs of the household.

Externally, the home benefits from off-street parking at the front, adding to the convenience of this delightful property. This residence presents a wonderful opportunity for those looking for a well-maintained home that offers both comfort and flexibility in a desirable location.

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Accommodation

Leaded Stain Glass front door leading to ,

ENTRANCE LOBBY

Tiled flooring, storage

LOUNGE/ DINING AREA

UPVC double glazed doors and windows leading to garden
Open plan lounge diner to rear aspect, wood effect flooring, radiator,down lighter, feature fire mantle

DOWNSTAIRS CLOAKROOM

Convenient wc and handbasin

KITCHEN

UPVC double glazed windows to front aspect, range of fitted kitchen cupboards with matching cupboards and drawers below, integrated electric hob with integrated electric double oven below, extractor fan above, granite effect work top, space for plumbing, space for fridge freezer, chrome sink with mixer tap and drainer, wood effect flooring

BEDROOM THREE WITH EN-SUITE SHOWER ROOM

UPVC double glazed windows to front aspect, modern downstairs bedroom with wood effect flooring, radiator, lighting, modern en suite shower room

LANDING

BEDROOM 1

UPVC double glazed windows to front aspect, carpets, lighting, srorage, radiator

BEDROOM 2

UPVC double glazed windows to rear aspect, storage, carpets, radiator, lighting

FAMILY BATHROOM

UPVC double glazed windows to side aspect, three piece bathroom suite, comprising of bath with shower attachment, wc, hand basin

GARDEN

Pretty large garden, lawn, flower beds, shed

OFF STREET PARKING TO FRONT

BLOCK PAVED DRIVEWAY

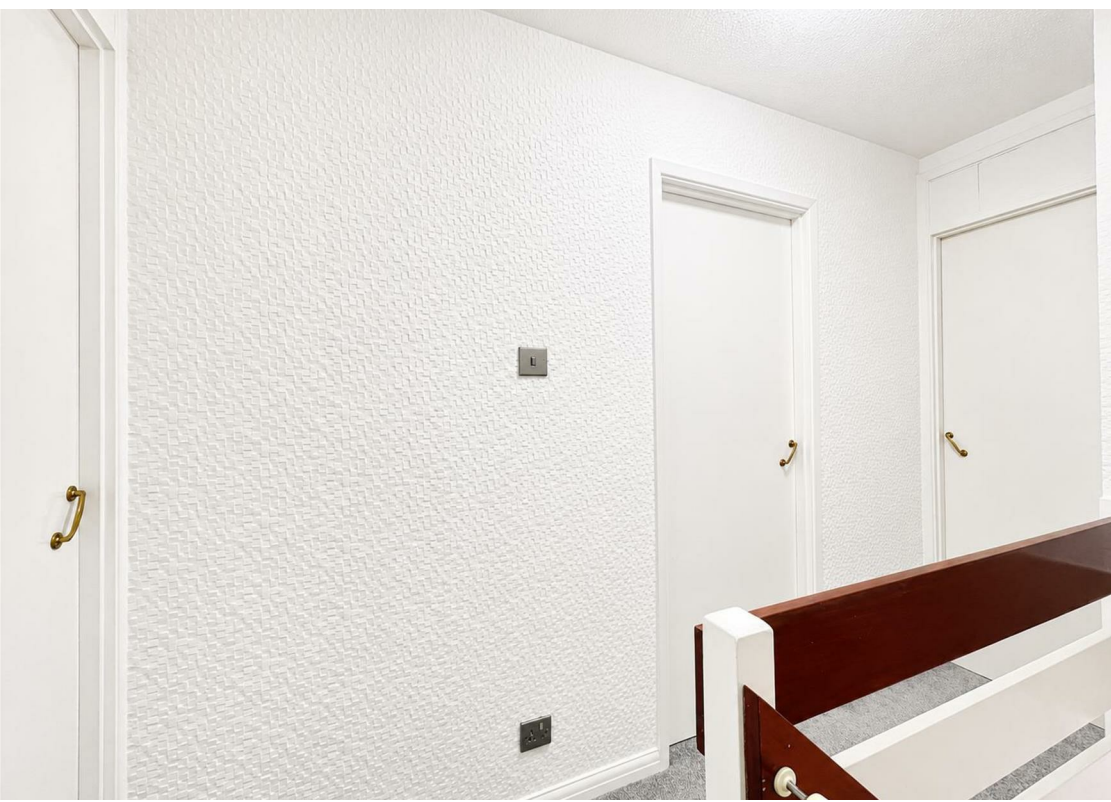
BUYER’S INFORMATION

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.

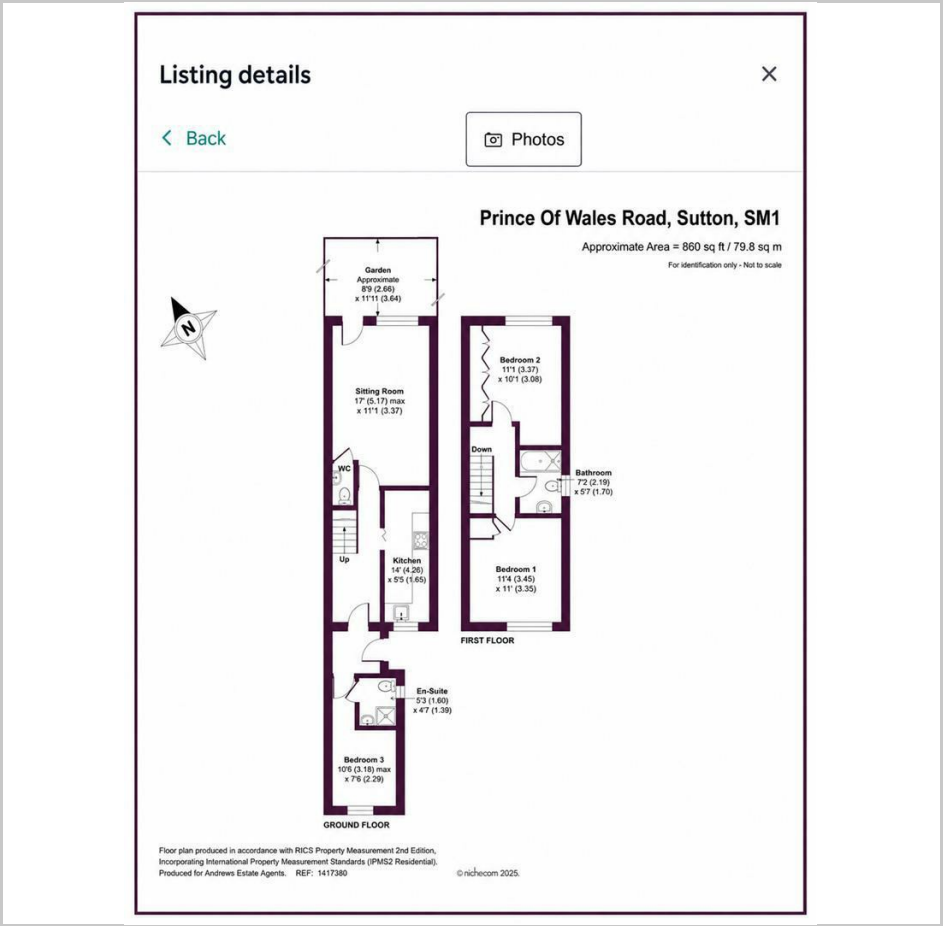






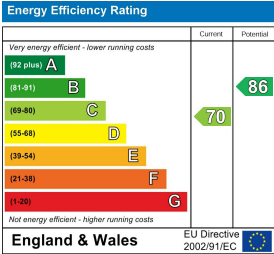


Floor Plan



Additional Information

- Loft not boarded and no drop down ladder
- Loft has a small amount of insulation
- The boiler is a pressure system and 11 years old
- Last service 2024
- The boundary is the right side looking from the road
- Parking to front
- The sellers have their eye on a house



Viewing

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

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.