



26 Gassiot Way, Sutton, SM1 3BA

£750,000



**WH WATSON HOMES**  
Estate Agents

## 26 Gassiot Way, Sutton, SM1 3BA

### Overview

Nestled in the desirable Gassiot Way, Sutton, this exquisite family home is a true gem, having been meticulously renovated and extended to an exceptional standard. Spanning an impressive 1,366 square feet, this property, offers a harmonious blend of modern living and classic charm.

Upon entering, you are greeted by a spacious family area that boasts ample room for both a large lounge and dining space, all of which is beautifully illuminated by a wall of bi-fold doors that open onto the immaculate garden. The heart of the home is undoubtedly the stunning modern kitchen, complete with a central island and integrated appliances, making it a perfect space for culinary enthusiasts. Adjacent to the kitchen, you will find a convenient guest WC and a generous utility room, enhancing the practicality of this delightful home.

The ground floor also features a separate lounge, currently utilised as a cinema room, alongside an additional reception room that serves as an office or potential fourth bedroom. Ascending to the first floor, you will discover two spacious double bedrooms and a family wet room. The loft conversion reveals a magnificent master bedroom, complete with a dressing area and a luxurious en suite bathroom.

Outside, the property boasts a charming private garden, featuring both decked and lawn areas, ideal for family gatherings or quiet relaxation. To the front, off-street parking is available for two vehicles, adding to the convenience of this remarkable home.

Every detail of this property has been thoughtfully considered, ensuring it meets the needs of modern family life. If you are seeking a show home condition property where you can simply unpack and settle in, this is an opportunity not to be missed. We invite you to come and see for yourself; you will not be disappointed!

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### Accommodation

Covered entrance  
Wooden front door to..

Entrance hall  
Obscure double glazed window to front aspect, oak flooring, under stairs storage.

Lounge  
UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator, cover ceiling, oak flooring.

Plan lounge/diner/kitchen area  
Range of fitted gloss wall units with matching cupboards and drawers below, marble effect worktops with inlaid stainless steel sink and brushed chrome mixer tap, island with breakfast bar, inlaid gas hob with double oven/grill below, integrated fridge/freezer, integrated dishwasher and washing machine, oak flooring with underfloor heating, feature skylight, coved ceiling, fireplace with stone surround, double glazed bifold doors to rear aspect.

Utility room  
Wall mounted "Potterton" boiler and water cylinder, space for tumble dryer, oak flooring with underfloor heating.

Downstairs WC  
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, extractor fan, oak flooring with underfloor heating.

Bedroom four / study  
UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator, coved ceiling.

Stairs to 1st floor landing  
Feature glass balustrade, obscure UPVC double glazed window to side aspect and window at front, fitted plantation shutters, double panel radiator.

Bedroom two  
UPVC double glazed bay window to front aspect, fitted plantation shutters, built in wardrobes, coved ceiling.

Bedroom three  
UPVC double glazed window to rear aspect, fitted plantation shutters, single panel radiator, cover ceiling.

### Bathroom

Consisting of tiled walk in cubicle with thermostatic shower and hand attachment, floating wash hand basin with chrome mixer tap, low-level push button flush WC, extractor fan, tiled flooring, tiled walls, coved ceiling.

Stairs to 2nd floor  
Feature glass balustrade, Velux window to front.

Main bedroom  
UPVC double glazed French doors to rear Juliet balcony and Velux window at front, access to eaves storage, recess with dressing and study area, two double panel radiators.

Second bathroom  
Comprising panel enclosed bath with chrome mixer tap and hand attachment, floating wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan, coved ceiling, obscure UPVC double glazed window to rear aspect, fitted plantation shutters.

Rear garden  
Decking area leading to artificial lawn section and raised flowerbeds at rear, fence enclosed, outside lighting and power supply, outside tap.

Front  
Gravel driveway providing off street parking, outside tap, bin storage.

### 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.

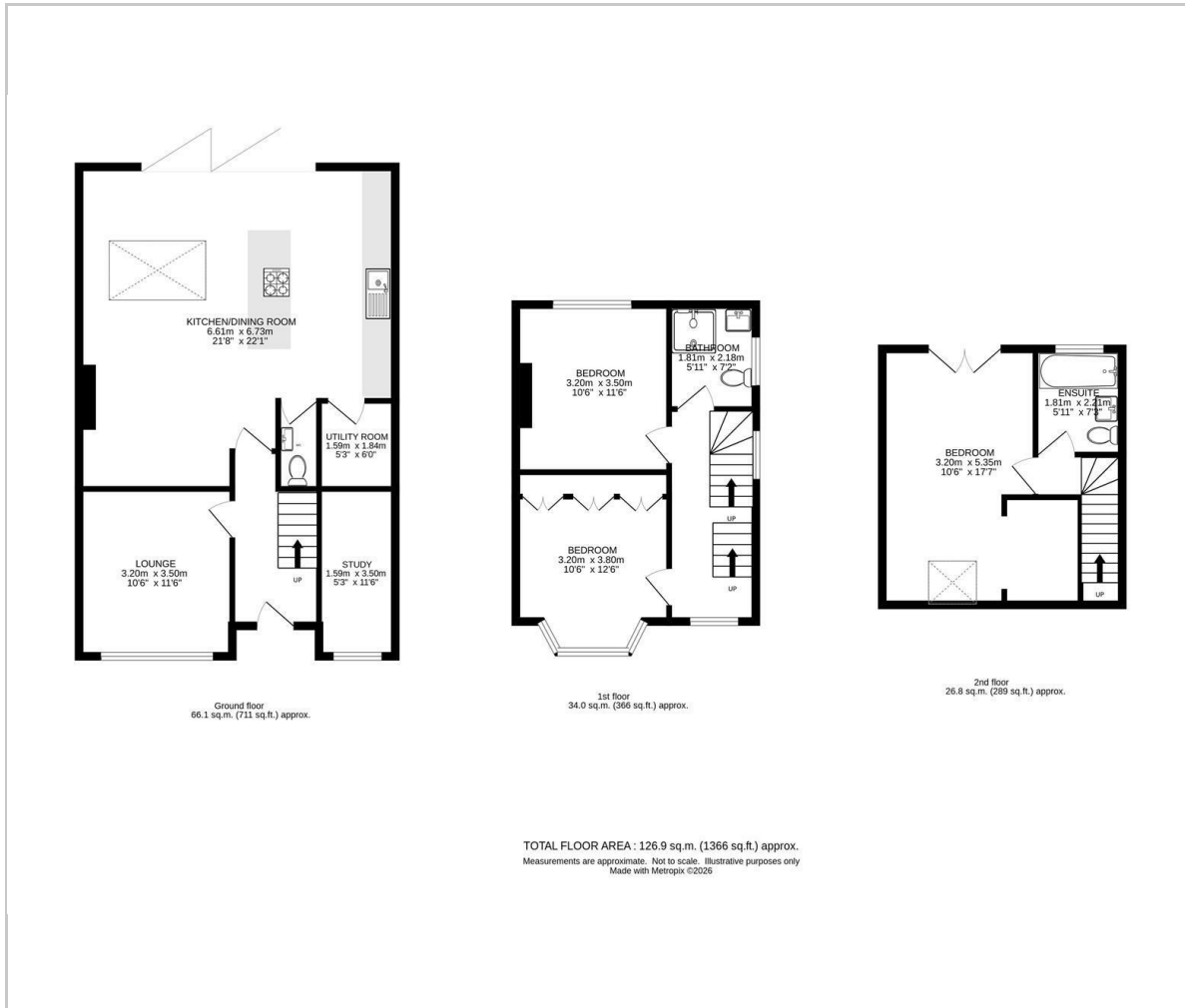




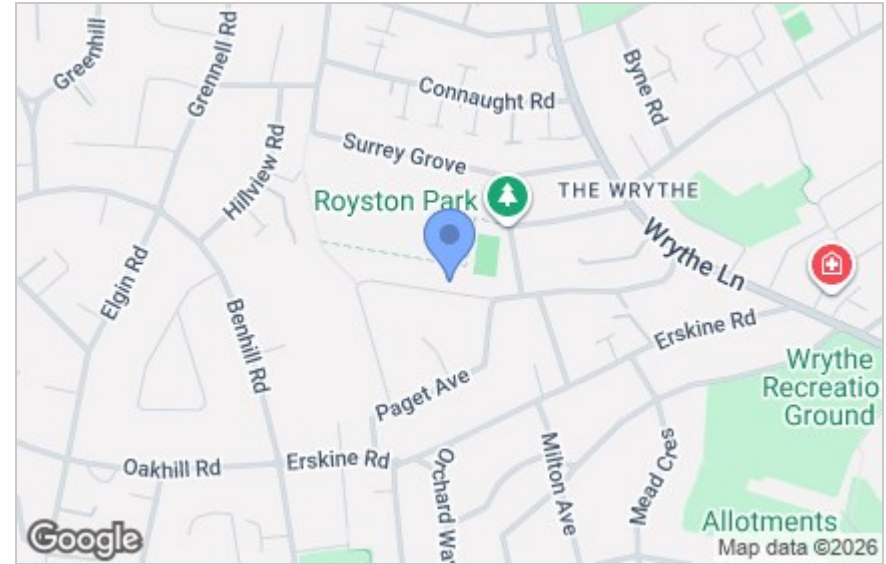




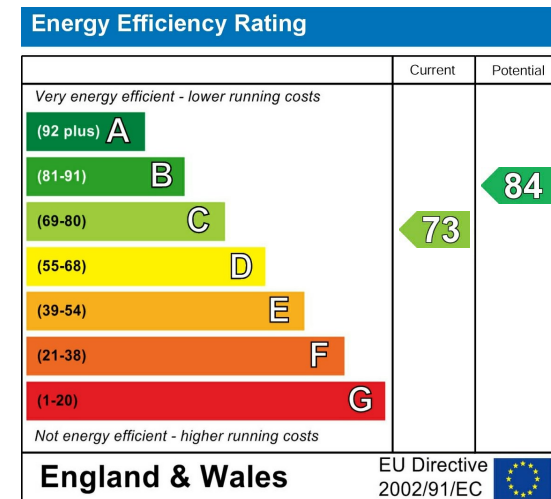
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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