



5 Court Drive, Sutton, SM1 3RG

Offers in excess of £600,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this popular style three bedroom extended family home. The property offers two good size reception rooms, a utility room, a downstairs WC, a stunning rear garden, a garage, off street parking and no onward chain.

The property is located in the sought after Poets Estate, with popular schools in the area consisting of St Philomena’s, Greenshaw, Sutton Grammar and Sutton High School GDST as well as St Marys Primary, Manor Park Primary School & Robin Hood Infants School to name a few. There is the lovely Grove Park, Carshalton Village with its parks and ponds which offers local green space to enjoy. Carshalton rail station offering both Southern & Thameslink services is within a mile radius.

Accommodation

UPVC double glazed leaded light door to..

Entrance porch
Tiled flooring, obscure double glazed wooden front door to..

Entrance hall
Obscure UPVC double glazed window to front aspect, covered radiator, coved ceiling, under stairs storage cupboard.

Lounge/Diner
Lounge
UPVC double glazed leaded light a window to front aspect, double panel radiator, coved ceiling.

Dining area
Double glazed sliding door to rear aspect, double panel radiator, coved ceiling.

Kitchen
Range of fitted gloss wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, integrated “Bosch” oven/grill, and inlaid gas hob, space and plumbing for dishwasher, cupboard housing boiler, space for tall standing fridge/freezer, tiled floor flooring, double panel radiator, UPVC double glazed leaded light window to rear aspect, tiled splash back.

Utility room
Range fitted wall units with matching cupboards below, roll top work surfaces with space and plumbing for washing machine below, Velux window, double glazed window and door to rear aspect, double panel radiator, tiled flooring, access to garage.

Downstairs WC
Consisting of low-level flush WC, wash handbasin with chrome taps, double panel radiator, obscure glazed window to side aspect.

Stairs to 1st floor landing
Obscure UPVC double glazed leaded light window to side aspect, loft access, picture rail.

Bedroom one
UPVC double glazed leaded light bay window to front aspect, single panel radiator, fitted wardrobes with

sliding mirror doors.

Bedroom two
UPVC double glazed leaded light window to rear aspect, single panel radiator, fitted wardrobes with sliding mirror doors and further storage cupboard with shelving, coved ceiling.

Bedroom three
UPVC double glazed leaded light window to front aspect, single panel radiator, picture rail, fitted storage cupboards and shelving.

Bathroom
Three-piece suite consisting of tiled cubicle with thermostatic shower, wash handbasin with chrome mixer tap and storage cupboard below, low-level push button flush WC, modern radiator, tiled effect flooring, tiled walls, obscure UPVC double glazed leaded light window to rear aspect.

Rear garden approximately 75ft (South facing) Paved patio area with footpath leading to rear, mainly laid to lawn with mature flowerbeds and shrubs bordering, garden shed, fence enclosed, outside tap.

Garage at side
Up/over door at front

Front
Paved frontage providing off street parking for two vehicles with brick wall border.

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

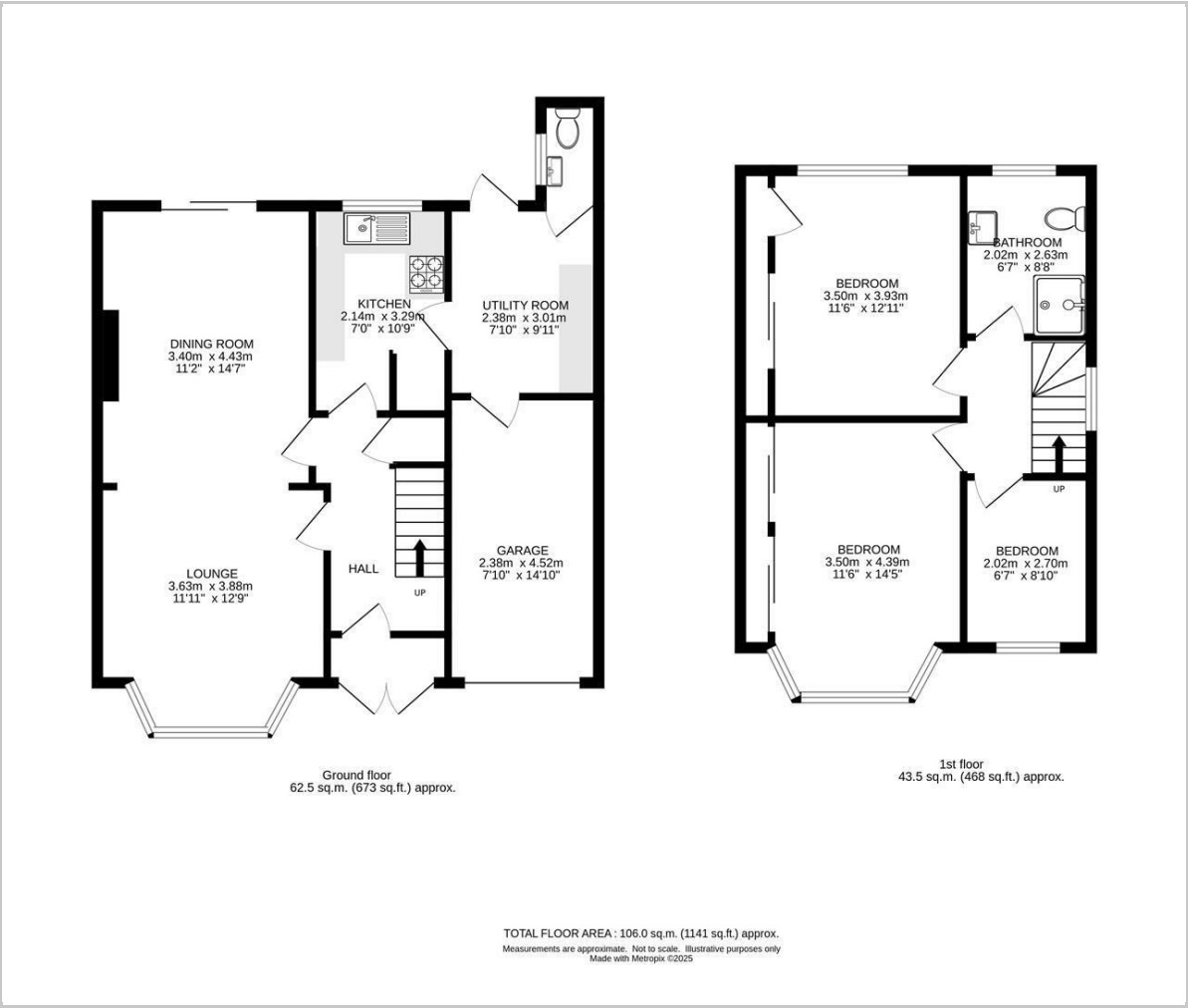








Floor Plan

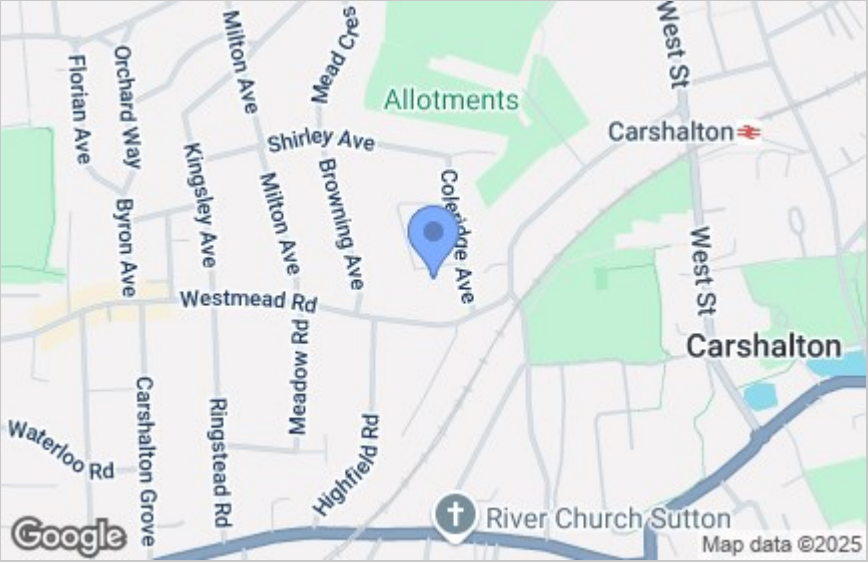


Viewing

Please contact our Watson Homes 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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Area Map



Energy Efficiency Graph

