



84 Chiltern Road, Sutton, SM2 5QY



Offers over £1,000,000

WH WATSON HOMES
Estate Agents

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BOLD CORNER PLOT WITH DETACHED GARAGE
Situating in the highly sought-after Chiltern Road of Sutton on a bold corner plot with a very large garage/workshop at the rear. This exquisite detached house is a remarkable find for those seeking a blend of comfort and elegance. With three generously sized reception rooms, this home provides an abundance of space for both relaxation and entertaining. The four inviting bedrooms offer a peaceful retreat, ensuring that everyone in the household has their own sanctuary.

The property features two well-appointed bathrooms, catering to the needs of a busy family or guests with ease. As you approach the house, you will appreciate the convenience of parking space for up to three vehicles, a rare advantage in this desirable area.

The exterior of the home exudes charm, while the interior promises a warm and welcoming atmosphere, perfect for creating lasting memories. This property is not just a house; it is a place where you can truly feel at home.

Watson Homes is thrilled to present this rarely available property, which combines modern living with classic appeal. Whether you are looking to settle down or invest, this home on Chiltern Road is an opportunity not to be missed. Come and experience the allure of this delightful residence for yourself.

Accommodation

Covered entrance
Ornate wooden front door to..

Entrance porch
UPVC double glazed leaded light window to front aspect, double panel radiator, tiled flooring, double wooden doors to..

Spacious entrance hall
Tiled flooring, double panel radiator, decorative coved ceiling, access to large under stairs storage cupboard, wall mounted digital thermostat.

Dining room
UPVC double glazed leaded light window to front aspect and window to side, double panel radiator, plate rack, double wooden doors to..

Lounge
UPVC double glazed windows to side aspect and doors leading to patio, double panel radiator, decorative coved ceiling and ceiling rose, fireplace with marble surround and wooden mantle piece , dado rail.





Games room
UPVC double glazed leaded light window to front aspect and window at side, wood laminate flooring, mock Tudor beams and feature bar area, double panel radiator.

Kitchen/breakfast room
Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker with extractor fan above, integrated fridge, space and plumbing for dishwasher, Amtico flooring, double panel radiator, UPVC double glazed windows to side and rear aspects and door leading to conservatory, archway to..

Utility room
Fitted wall unit with cupboards below, roll top worksurface within inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, Amtico flooring, UPVC double glazed window to side aspect and door leading to garden.

Conservatory
UPVC double glazed windows to side and rear aspects and door leading to garden , tiled flooring , double panel radiator .

Downstairs WC
Consisting of low-level flush WC and wash hand basin with chrome tap, tiled flooring, part tiled walls, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing
Feature porthole skylight, airing cupboard, picture rail, coved ceiling.

Bedroom one
UPVC double glazed leaded light bay window to front aspect and window to side, double panel radiator, fitted wardrobes and drawers, picture rail.

Ensuite bathroom
Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level flush WC, single panel radiator, part tiled walls, obscure UPVC double glazed window to front aspect.

Bedroom two
UPVC double glazed leaded light bay window to rear aspect and window at side, double panel radiator, fitted wardrobe with sliding mirrored doors, wash hand basin with chrome mixer tap and storage cupboards below, picture rail.

Bedroom three
UPVC double glazed light window to rear aspect, access to caves storage, single panel radiator, picture rail, wash hand basin with chrome mixer tap and storage cupboard below.

Bedroom four
UPVC double glazed light window to side aspect, single panel radiator, built in wardrobe.

Separate shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome taps, low-level flush WC, part tiled walls, obscure UPVC double glazed window to side aspect.

Rear garden – approximately 125ft (Southerly aspect) Large paved patio area leading to further side section with small courtyard and gated side access, wooden garden shed, outside tap, lawn section with mature shrubs and hedges bordering, gated rear access.

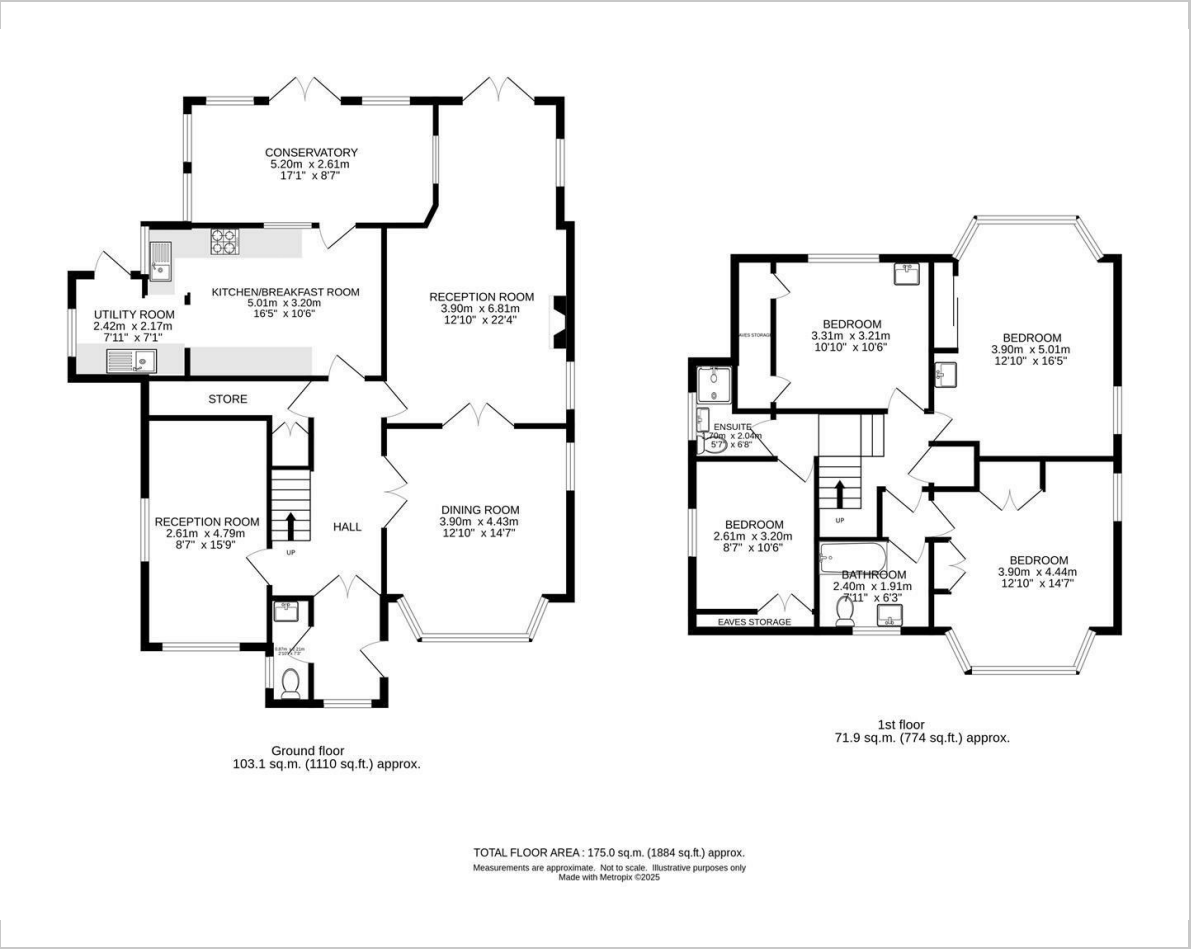
Detached garage
Electric roller shutter door with power and light and hardstanding providing further off street parking.

Front
Paved driveway providing ample off street parking with shrubs bordering.

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

