



28 Kingsley Avenue, Sutton, SM1 3RF

Guide price £700,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this deceptively spacious four bedroom extended family home. The property benefits from modern open plan living, a conservatory, a utility room, a downstairs WC, a pretty rear garden and ample off street parking.

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 entrance porch
Obscure leaded light composite front door to..

Spacious entrance hall
Wood laminate flooring, double panel radiator, obscure UPVC double glazed window to front aspect, dado rail, coved ceiling, under stairs storage cupboard.

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

Lounge
Large UPVC double glazed window to front aspect, double panel radiator, open fireplace with solid , coved ceiling, wall lights.

Family room
Single panel radiator, coved ceiling, open plan to..

Dining area
Wood laminate flooring, single panel radiator, coved ceiling, wall lights, double glazed sliding doors to rear aspect and arch way to..

Kitchen
Range fitted wall units with matching cupboards below, granite worktops with inlaid stainless steel sink and chrome mixer tap, inlaid hob with extractor fan above, integrated oven/grill and microwave, integrated dishwasher, integrated fridge, wood laminate flooring, UPVC double glazed windows to side and rear aspects.

Utility room
Fitted storage cupboard with tiled work surface, space and plumbing for washing machine, wall mounted “Worcester” boiler, recess with space for tall standing fridge/freezer, further fitted storage cupboard, single panel radiator, UPVC double glazed window and obscure glazed door to side aspect.

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

Conservatory
UPVC double glazed dual action windows to rear and side aspects and door leading to garden, wood laminate flooring, space and plumbing for tumble dryer.

Stairs to 1st floor landing
Obscure UPVC double glazed window to side aspect, dado rail, coved ceiling.

Bedroom one
UPVC double glazed window to rear aspect, single panel radiator, coved ceiling, fitted wardrobes with TV space and sliding mirrored doors.

Bedroom two
UPVC double glazed bay window to front aspect, single panel radiator, fitted wardrobes, picture rail.

Bedroom three
UPVC double glazed window to rear aspect, fitted wardrobes, single panel radiator, coved ceiling.

Bathroom
Modern four piece suite comprising panel enclosed bath with chrome mixer tap, shower cubicle with jets, hand attachment, fitted seat and integrated speaker system, wash handbasin with chrome mixer tap storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled walls, extractor fan, obscure UPVC double glazed window to front aspect.

Stairs to

Bedroom four
Velux window to rear aspect, fitted storage cupboards and hanging rail, single panel radiator.

Rear garden – approximately 90ft (Easterly aspect) Large paved patio area with gated side access and footpath leading to rear, further patio area, mainly laid to lawn with mature shrubs and plants bordering, garden shed with power supply, detached log cabin with power and light, outside tap, fence enclosed.

Front
Large block paved driveway providing ample off street parking.

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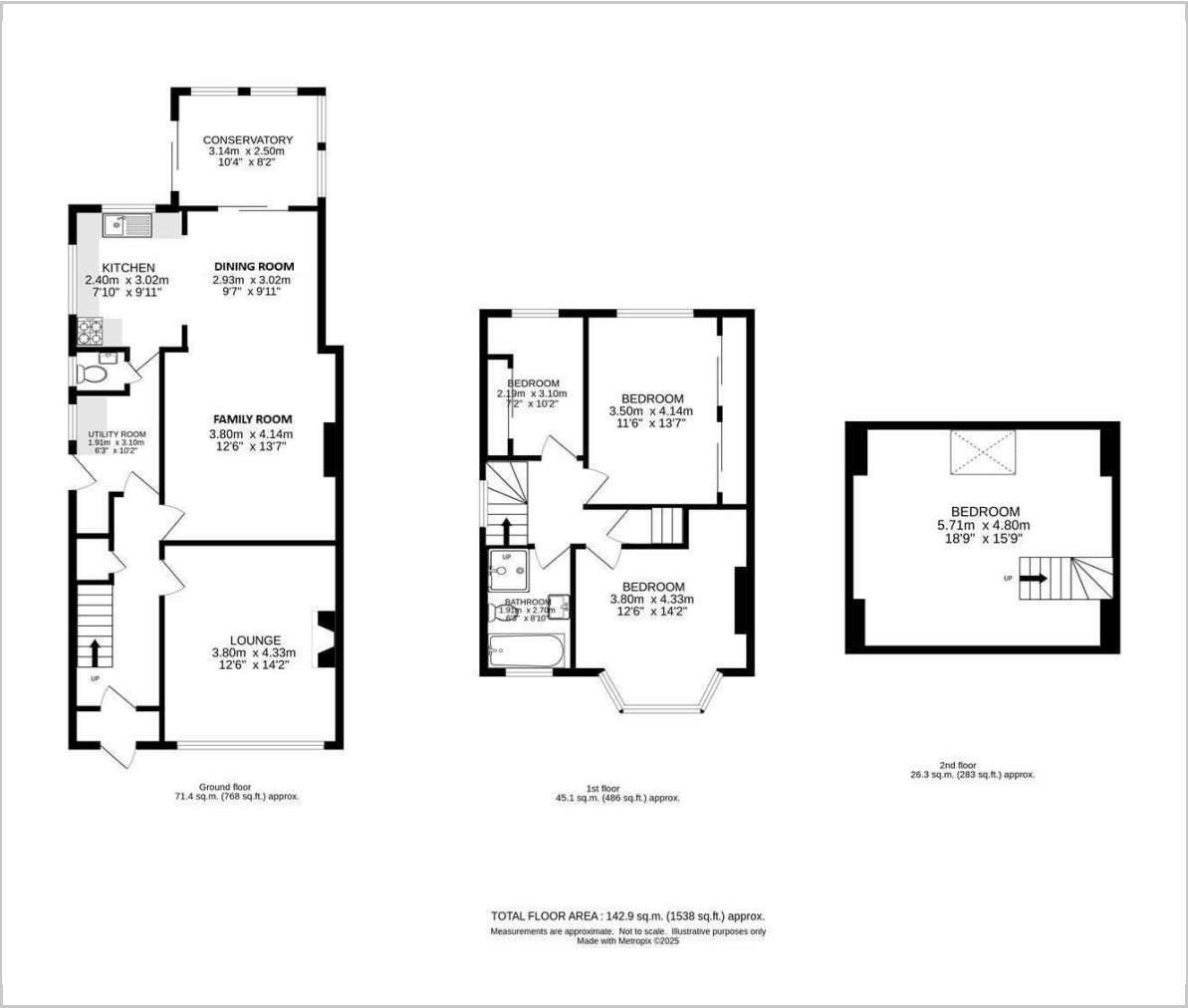








Floor Plan

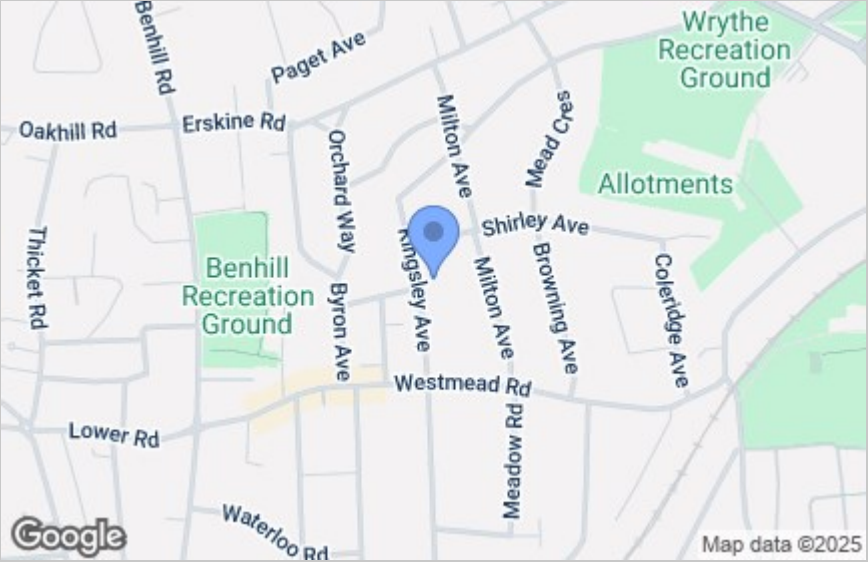


Viewing

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

