



1 Yarbridge Close, Sutton, SM2 6TX

Guide price £500,000



**WH WATSON HOMES**  
Estate Agents



# 1 Yarbridge Close, Sutton, SM2 6TX

Watson Homes are delighted to offer this unique and deceptively spacious five bedroom end of terrace family home. The property offers a wealth of accommodation, benefitting from modern open plan living, a downstairs WC, an en-suite shower room and a courtyard garden at the front.

Forget compromising on location or parking restrictions, as this property ticks all the boxes. With its fantastic location, you'll find yourself just a short distance away from Sutton's amenities, making daily life a breeze and impressing your family and friends with the convenience of your new home. Don't miss out on the opportunity to own this very desirable property at Yarbridge Close.

### Accommodation

Obscure UPVC double glazed front door to..  
Large entrance porch  
Tiled effect flooring, obscure UPVC double glazed windows to front aspect, composite front door to..

Spacious entrance hall  
Double panel radiator, two large storage cupboards (one housing the boiler, gas meter and water tank, and one housing the electric meter).

Bedroom five  
UPVC double glazed window to front aspect, fitted wardrobes, double panel radiator.

Ensuite shower room  
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, extractor fan, tiled walls, tiled flooring.

Downstairs WC  
Consisting of low-level WC and wash hand basin with chrome mixer tap.

Stairs to 1st floor landing  
Large storage cupboard with fitted shelving, wall mounted digital thermostat.

Open plan lounge/diner/kitchen  
Kitchen area  
Range of fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine, tumble dryer and dishwasher, space for cooker with extractor fan above, space for tall standing fridge/freezer, tiled splashback, wood flooring.

Lounge area  
Two feature skylights, double panel radiator, wood flooring.

Bedroom one  
UPVC double glazed windows to front aspect, double panel radiator, storage recess with fitted shelving.

Bedroom two  
UPVC double glazed windows to front aspect, double panel radiator, storage recess with clothes rail.

Bedroom three  
Obscure UPVC double glazed windows to rear aspect, double panel radiator, fitted wardrobe with sliding doors.

Bedroom four  
Obscure UPVC double glazed window to rear aspect, double panel radiator.

Bathroom  
Modern three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, shaver point, tiled flooring, tiled walls, extractor fan.

Outside  
Front patio garden, well kept communal grounds, and residents parking.







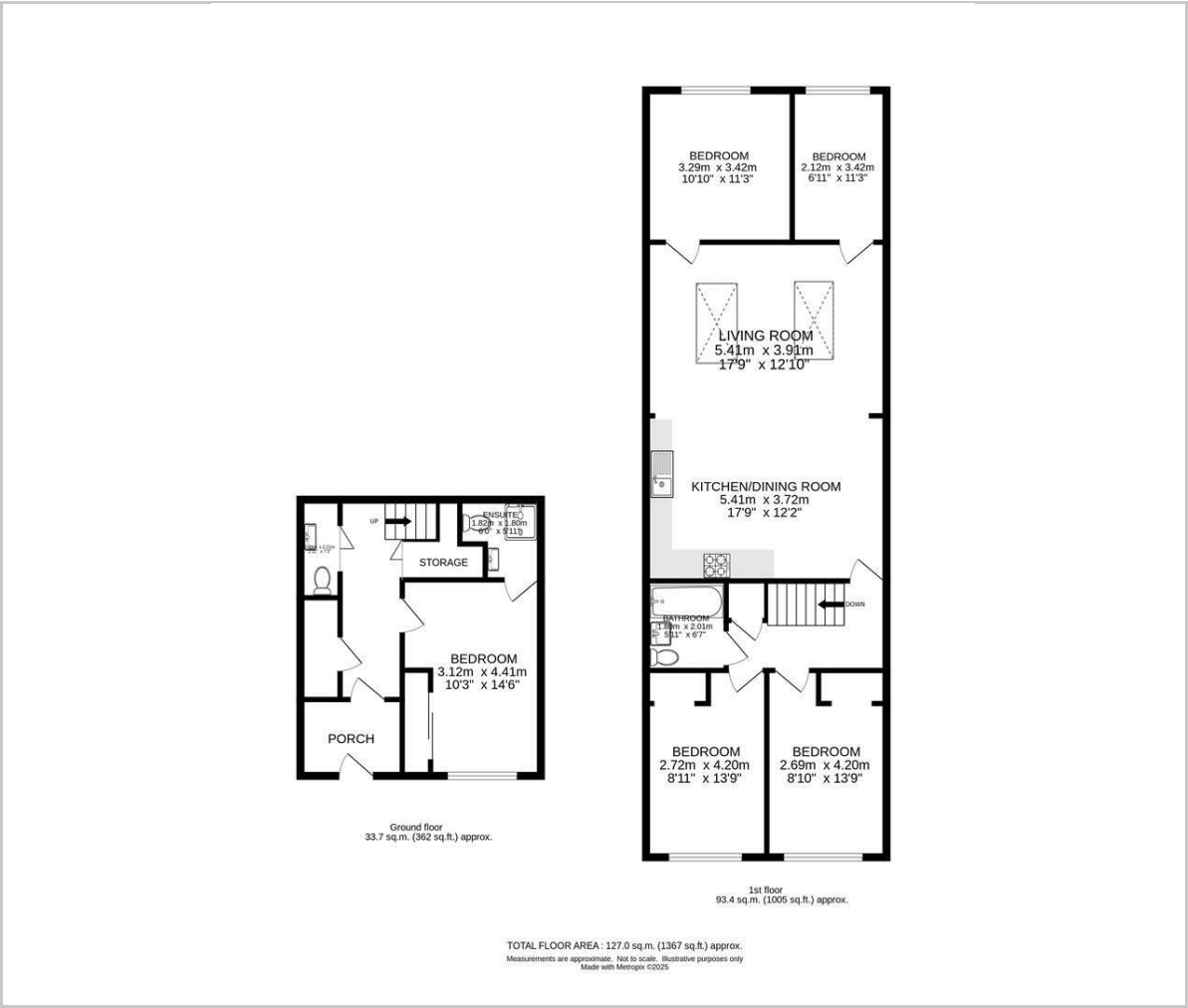








Floor Plan

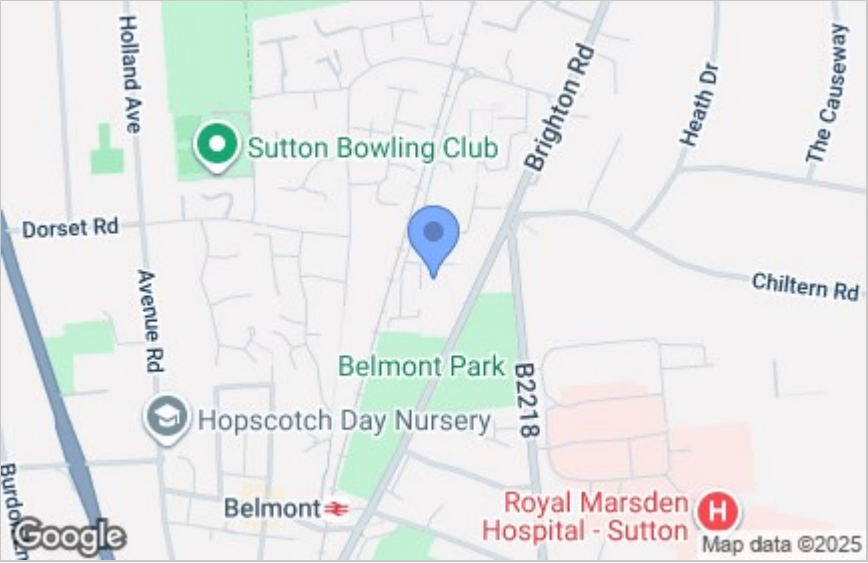


Viewing

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

