



7 Farmington Avenue, Sutton, SM1 3PT



Offers over £475,000

WH WATSON HOMES
Estate Agents

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NO ONWARD CHAIN!!! Watson Homes are delighted to offer this three bedroom extended family home, benefitting from a spacious kitchen/diner, a pretty rear garden and off street parking.
Located in the sought-after area of Sutton, Farmington Avenue offers the ideal blend of convenience and tranquillity. Whether you're looking to relax in the comfort of your own home or explore the vibrant surroundings, this property has it all.

The location of this property could not be any better with superb transport links, easy access to London from nearby Carshalton Station, plus excellent schools on your door step.



Accommodation

UPVC entrance porch
Quarry tiled step, double glazed composite front door to..

Entrance hall
Obscure UPVC double glazed window to front aspect, single panel radiator, picture rail, coved ceiling, large under stairs storage cupboard, wall mounted digital thermostat.

Lounge
UPVC double glazed bay window to front aspect, double panel radiator, gas fireplace with solid surround, coved ceiling.

Dining area





Wood laminate flooring, double panel radiator, plan to..

Kitchen/breakfast room

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine, space for tall standing fridge/freezer, breakfast bar area, tiled effect flooring, tiled splash back, UPVC double glazed windows and door to rear aspect.

Stairs to 1st floor landing
Loft access.

Bedroom one

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

Bedroom two

UPVC double glazed window to rear aspect, fitted wardrobes, picture rail, single panel radiator.

Bedroom three

UPVC double glazed window to front aspect.

Bathroom

Three-piece suite comprising panel enclose bath with chrome taps and thermostatic power shower above, pedestal wash hand basin with chrome taps, low-level flush WC, single panel radiator, tiled walls, tiled effect flooring, obscure UPVC double glazed window to rear aspect.

Rear garden - (Southerly aspect)

Approximately 75ft

Paved patio area and footpath leading to rear, mainly laid to lawn with mature shrubs and plants bordering, brick wall enclosed, outside tap, detached workshop/storage shed with gated rear access.

Front

Block paved driveway providing off street parking 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

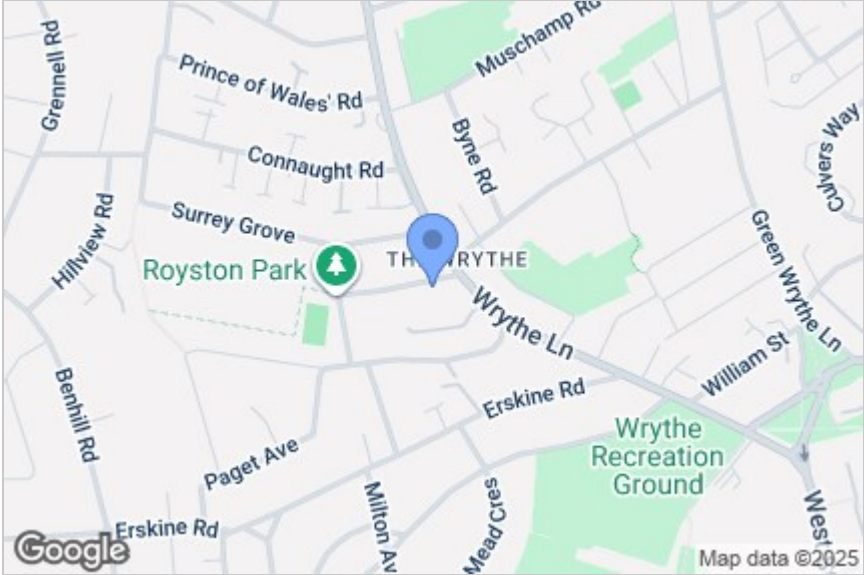


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

