



43 Homedale House, 3 Brunswick Road, Sutton, SM1 4DG



£325,000

WH WATSON HOMES
Estate Agents

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NO ONWARD CHAIN!!! Located on the charming Brunswick Road in Sutton, this delightful maisonette presents an excellent opportunity for first-time buyers and buy-to-let investors alike. Spanning an impressive 1,004 square feet, the property boasts three generously sized double bedrooms (potential to convert to four bedrooms), ensuring ample space for relaxation and comfort. The property is in need of modernisation and waiting for that personal touch.

Upon entering, one is greeted by a spacious living room that not only offers a welcoming atmosphere but also provides direct access to a lovely balcony, perfect for enjoying a morning coffee or evening relaxation. The large kitchen is well-equipped, making it an ideal space for culinary enthusiasts to create and entertain.

The property features a family bathroom plus an additional wc, adding convenience for families or guests. Additionally, residents will benefit from permit parking so always easy to get a space after a long day.

Location is key, and this maisonette does not disappoint. It is conveniently situated within walking distance to local shops, making daily errands a breeze. For commuters, Sutton mainline train station is nearby, offering excellent transport links to London and beyond. Families will appreciate the proximity to several outstanding schools, ensuring quality education options for children.

This property is a must-see, and viewings are strongly advised to fully appreciate its charm and potential. Whether you are looking to make your first step onto the property ladder or seeking a lucrative investment opportunity, this maisonette on Brunswick Road is not to be missed.

3 Brunswick Road

Sutton, SM1 4DG

Accommodation
Sheltered entrance
Obscure double glazed composite front door to..

Entrance hall
Stairs to 1st floor landing

Lounge/diner
UPVC double glazed windows to rear aspect and doors leading to balcony, double panel radiator, wall mounted thermostat.

Kitchen/breakfast room
Range 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 five ring gas hob with oven/grill below and extractor fan above, integrated dishwasher and washing machine, space for tall standing fridge/freezer, partially tiled flooring, double panel radiator, tiled splashback, coved ceiling, UPVC double glazed windows to front aspect.

Separate WC
Consisting of low-level flush WC, wash hand basin with chrome mixer tap and storage cupboard below, coved ceiling, tiled flooring.

Stairs to 2nd floor
Larger than average storage cupboard.

Main bedroom
UPVC double glazed windows to front aspect, wood laminate flooring, double





panel radiator.

Bedroom two

UPVC double glazed window to rear aspect, wood laminate flooring, coved ceiling, double panel radiator.

Bedroom three

UPVC double glazed window to rear aspect, double panel radiator, wood laminate flooring, cupboard housing hot water tank

Bathroom

Three piece suite comprising panel enclosed corner bath with Victorian style chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level push button flush WC, tiled flooring, tiled walls, fitted storage cupboard.

Outside

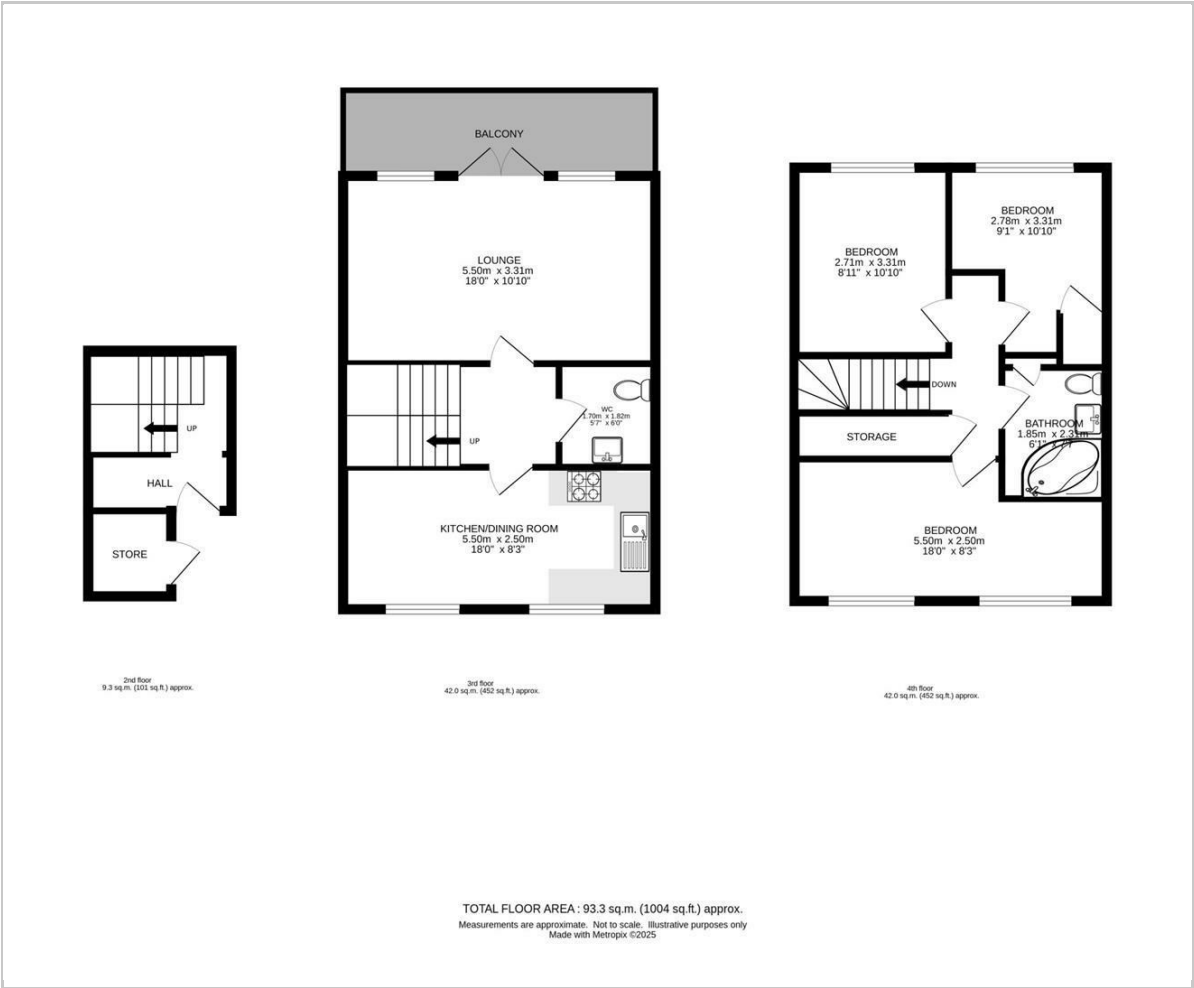
Well kept communal areas and children's playground.

Storage to front

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

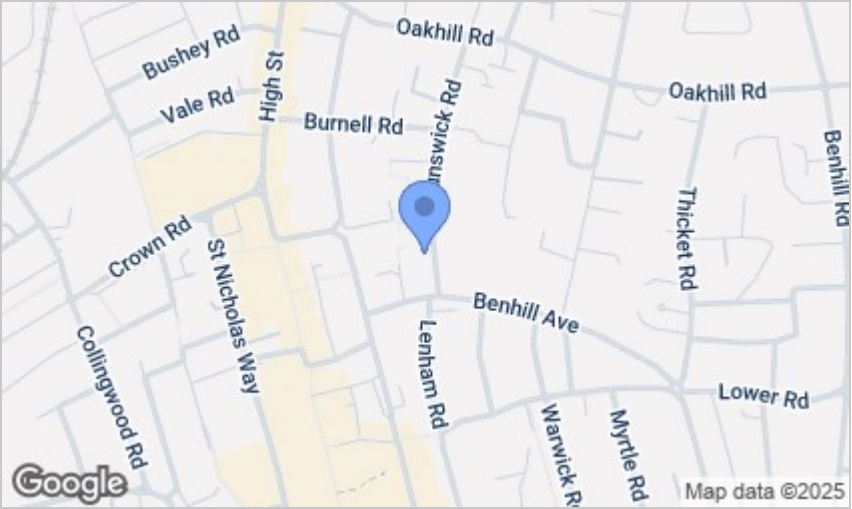


Viewing

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

