



7 Rosewood Grove, Sutton, SM1 3DT



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£400,000

WH WATSON HOMES
Estate Agents

7 Rosewood Grove, Sutton, SM1 3DT

NO ONWARD CHAIN AND FREEHOLD!!! Nestled in the charming Rosewood Grove, Sutton, this two-bedroom end of terrace house offers a delightful blend of modern living and convenience. Spanning approximately 600 square feet, the property is thoughtfully designed to maximise space and comfort.

Upon entering, you are welcomed into a bright reception room, perfect for relaxation or entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the two bedrooms offer a peaceful retreat for rest. The property also features a contemporary bathroom, ensuring all your needs are met.

One of the standout features of this home is its prime location within a select cul-de-sac, just a stone's throw from the highly regarded Greenshaw High School. This makes it an ideal choice for families seeking quality education options. Additionally, the property is a short walk from Sutton town centre, where you will find a variety of shops, restaurants, and essential amenities. Excellent transport links are also nearby, making commuting a breeze.

For those with vehicles, the property includes parking for two cars, adding to the convenience of this lovely home.

In summary, this modern end of terrace house in Rosewood Grove is a fantastic opportunity for anyone looking to enjoy a comfortable lifestyle in a sought-after area. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your new home.

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Sutton, SM1 3DT

Accommodation

Open porch with external storage cupboard

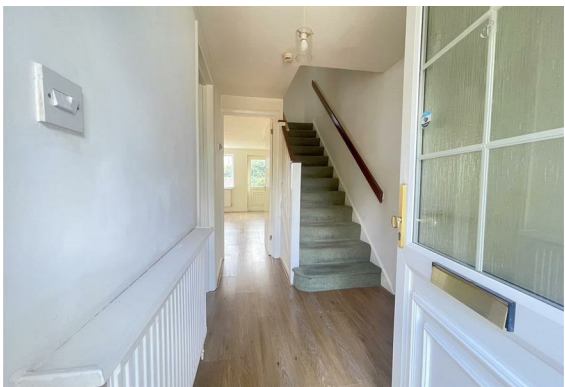
Entrance Hall
UPVC Front door, built-in cupboard, radiator, stairs.

Kitchen
UPVC double glazed leaded light windows to front aspect, fitted range of wooden wall units with matching doors and drawers below, rolltop worksurfaces with inlaid single bowl stainless steel sink and chrome mixer tap, wall mounted boiler, space for cooker, space and plumbing for washing machine, space for fridge freezer, radiator, part tiled walls, power points

Lounge/ Dining Room
UPVC double glazed window to rear aspect, UPVC door leading to garden, radiators, power points.

Bedroom 1
UPVC double glazed leaded light windows front aspect, radiator, power points.

Bedroom 2
UPVC double glazed leaded light windows rear aspect, radiator, power





points.

Bathroom

Panelled bath, shower mixer taps, pedestal hand basin, low flush wc, part tiled walls, radiator, extractor.

OUTSIDE

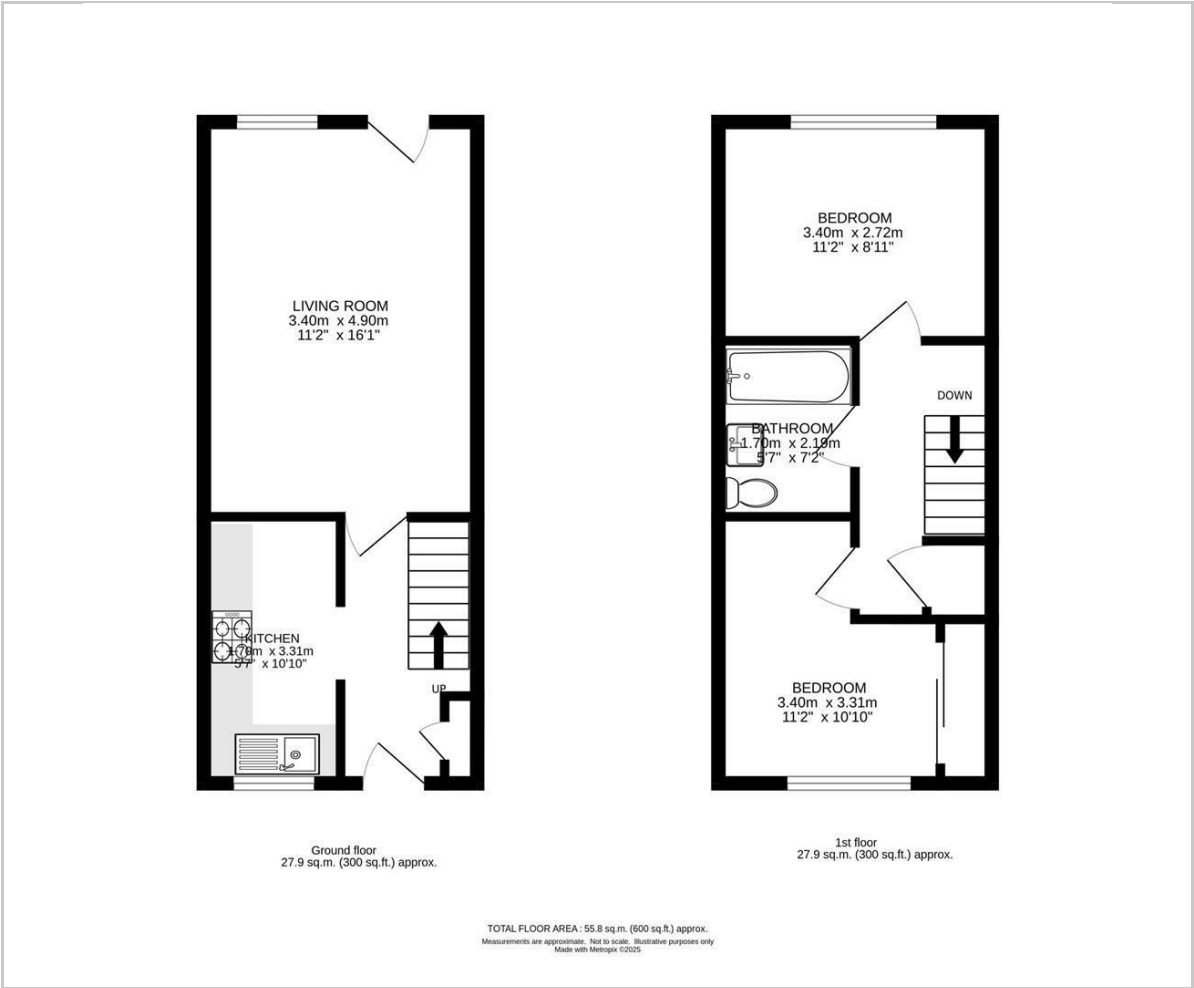
Rear garden patio, side access gate

Large driveway for 2 cars, outside tap, flower beds and shrubs

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

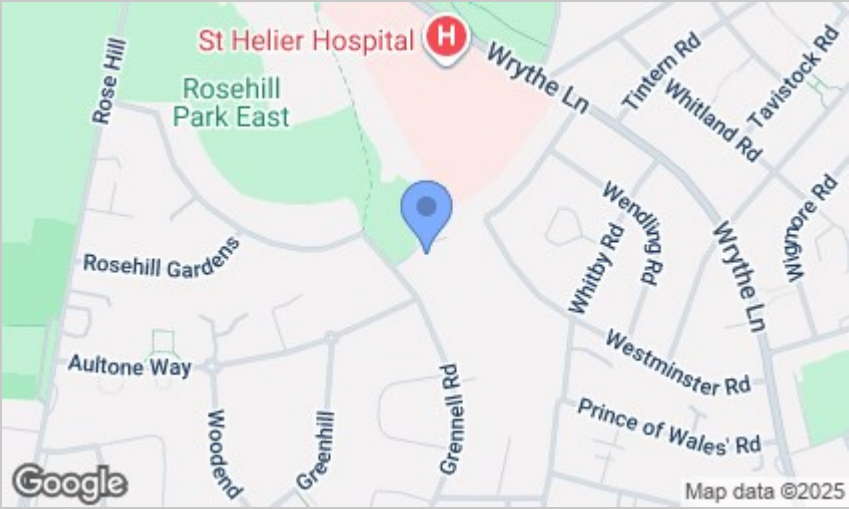


Viewing

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

