



7 Oliver Road, Sutton, SM1 4QF



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£499,950



**WATSON HOMES**  
Estate Agents

# 7 Oliver Road

Sutton, SM1 4QF

£499,950

Welcome to this beautifully presented three-bedroom Georgian terraced house, ideally located on the sought-after Oliver Road in Sutton. Full of charm and character, the property offers three generous double bedrooms, making it perfectly suited to families or those seeking additional space.

The ground floor features a separate lounge and dining room, providing versatile living areas ideal for both everyday relaxation and entertaining. Large double-glazed windows allow natural light to pour throughout the home, creating a bright, warm, and welcoming atmosphere.

To the rear, the property benefits from a private garden, offering a peaceful outdoor retreat—perfect for gardening, children's play, or enjoying time outdoors. Conveniently positioned within easy reach of Sutton Town Centre, residents can enjoy a wide range of shops, restaurants, and local amenities, as well as several highly regarded primary and secondary schools.

Combining comfort, style, and practicality in a vibrant and well-connected location, this delightful home presents an excellent opportunity for buyers looking to settle in Sutton. Early viewing is highly recommended.



## Accommodation

Entrance Hall

Laminate flooring, radiator.

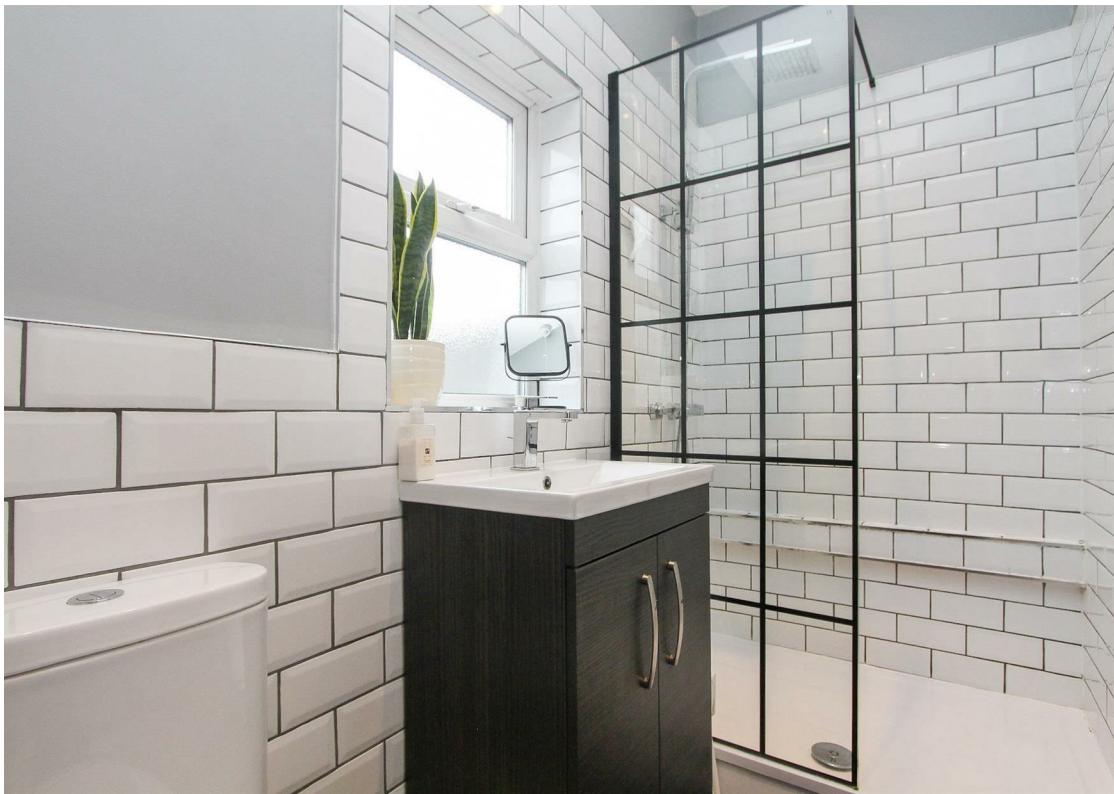
Living Room

Cast iron feature fireplace, radiator, laminate flooring, double glazed leaded light windows to front aspect.

Dining Room

Laminate flooring, radiator, understairs storage cupboard, double glazed patio doors leading out to garden.





#### Kitchen

Range of fitted kitchen units and doors, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, space for cooker with extractor fan above, space for washing machine and fridge freezer, wall mounted boiler, tiled splashback, vinyl flooring, double glazed window to side aspect.

#### Bathroom

Walk-in shower cubicle with thermostatic shower, vanity wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel rail, part tiled walls, tiled flooring, double glazed obscure window to rear aspect.

Stairs to 1st floor landing, loft access

#### Bedroom One

Cast iron feature fireplace, built-in storage cupboard, laminate flooring, radiator, double glazed windows to front aspect.

#### Bedroom Two

Radiator, wardrobes (offered with sale), fitted carpet, double glazed window to rear aspect, built in storage cupboard.

#### Bedroom Three

Radiator, fitted carpet, double glazed window to rear aspect .

#### Rear Garden

Mainly laid to lawn, decking area, shed, fence enclosed.

#### 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

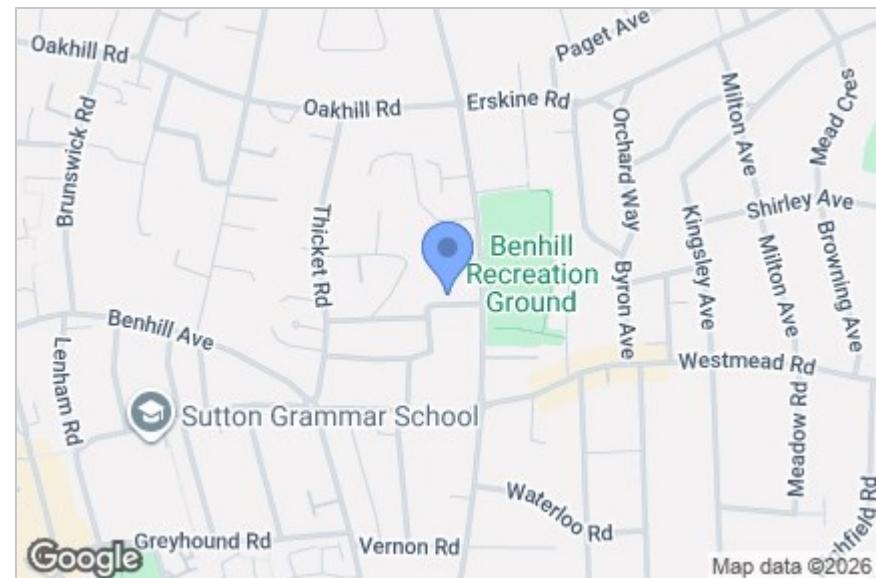


## Viewing

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

### Energy Efficiency Rating

