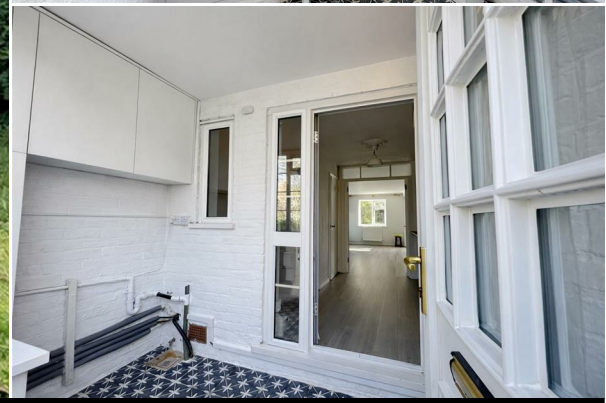

2 Conifer Court Eaton Road, South Sutton, SM2 5DX

£575,000

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WH WATSON HOMES
Estate Agents

2 Conifer Court Eaton Road, South Sutton, SM2 5DX

Overview

CHAIN FREE

Watson Homes is delighted to present this immaculate terraced house located on Eaton Road in South Sutton, a highly sought-after area. This charming property boasts three spacious double bedrooms, each thoughtfully designed to provide maximum comfort and ample space for personalisation. The location is truly outstanding, being within close proximity to Sutton Town Centre and the mainline station, which offers convenient links to central London. Additionally, the property is conveniently situated near several highly regarded primary and secondary schools, making it ideal for families.

The heart of this home is undoubtedly the kitchen, which is both functional and beautifully maintained, making it a joy to cook and entertain in. The reception room welcomes you with stunning flooring, creating an inviting atmosphere perfect for relaxation or hosting gatherings. This space also offers direct access to a private garden, providing a lovely outdoor retreat for those sunny days.

The property features a very inviting open-plan layout, allowing plenty of natural daylight to flood the rooms, enhancing the overall sense of space and warmth. With parking available for up to two vehicles, this home combines convenience with comfort, catering to the needs of modern living. The Energy Performance Rating of C reflects its efficiency, ensuring that you can enjoy a sustainable lifestyle.

This beautiful house is not just a place to live; it is a home where you can create lasting memories. We invite you to explore this wonderful opportunity to reside in a property that truly has it all, and we are pleased to offer it to you chain-free.

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Accommodation -
Large enclosed porch with storage, large Georgian UPVC window and door to front aspect, storage cupboard housing newly fitted boiler, decorative ornate tiled flooring

double glazed glass panelled front door to

Inner Hallway
Wood effect flooring, single panel radiator

Downstairs WC.
Consisting of low-level flush WC with wash hand basin and chrome taps.

Lounge/diner
UPVC double glazed window and door to rear aspect, radiator, wood effect flooring, feature fireplace, wall lights

Kitchen
Range of fitted wooden units with matching cupboards and drawers below, roll top work surfaces with insert sink and chrome mixer tap, inset, electric hob with extractor fan above, space for American style, fridge freezer, integrated oven/grill, space and plumbing for washing machine and dishwasher, wood effect flooring, UPVC double glazed window to front aspect

Stairs to 1st floor landing
Spacious landing with loft access

Bedroom one
Double glazed window to rear aspect, radiator, fitted wardrobe ,wood effect flooring

Bedroom two
Double glazed window to front aspect, radiator, fitted wardrobe, wood effect flooring

Bedroom three
Double glazed window to rear aspect ,radiator, fitted wardrobe, wood effect flooring

Bathroom,
White metro wall tiles, double glazed window to front aspect, towel rail, low level WC, large panelled bath with chrome shower fixing, vanity unit with in laid basin and chrome mixture tap

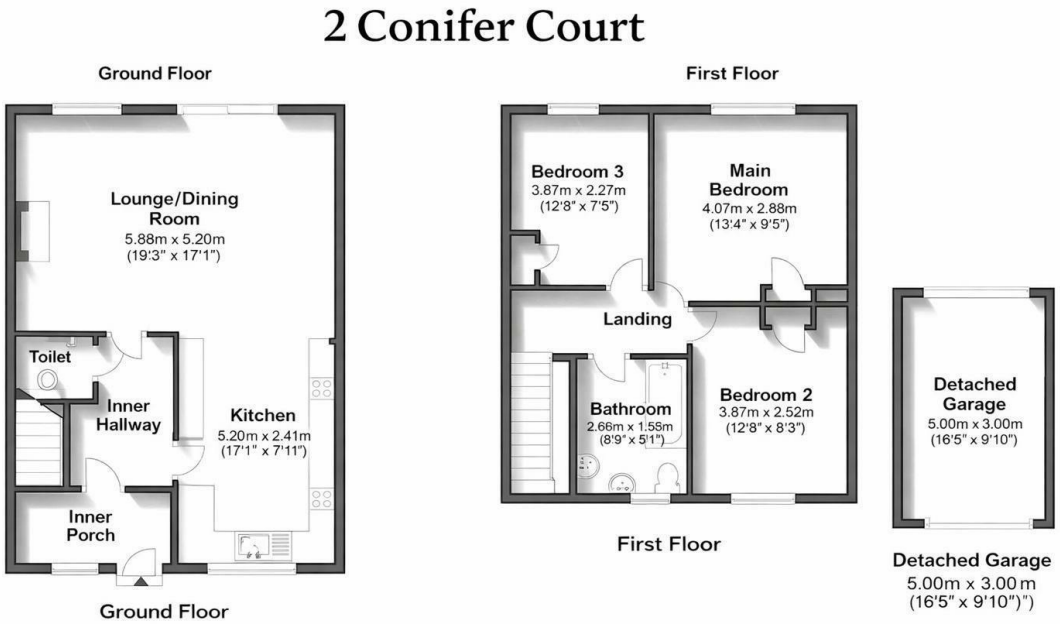
Rear garden
Decked area, lawn, flower beds, gate leading to side alley

Garage en bloc
Up/over door at front.

Front
Lawn area with mature shrubs and driveway

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.

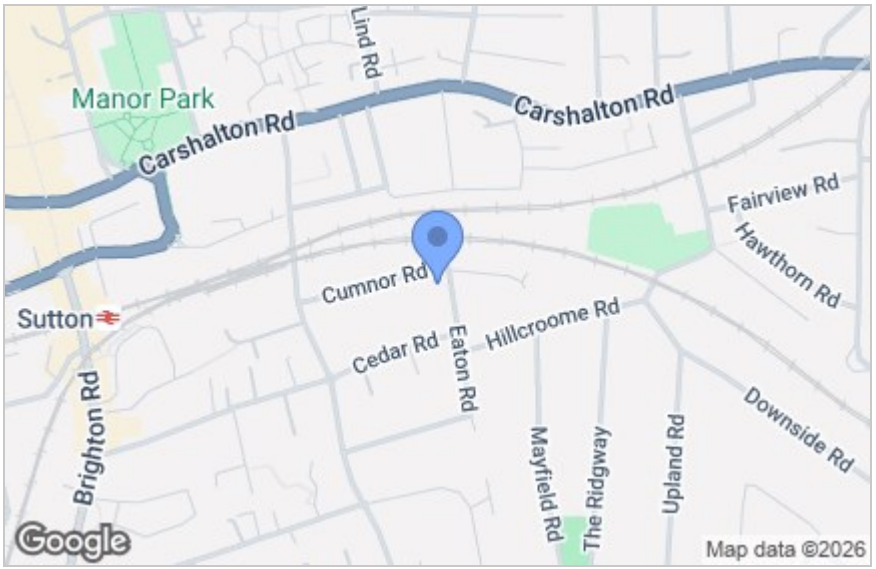
Floor Plan



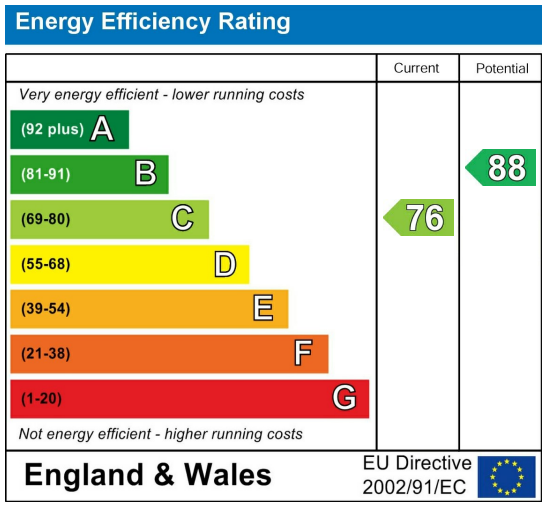
Total Gross Internal Area. Approx 105 m²
Detached Garage. 15 m²
Total Overall Area. Approx 120 m²

All measurements are approximate. Floor plans are for illustrative purposes only 4 not **to scale**.

Area Map



Energy Efficiency Graph



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.

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