



37 Bawtree Close, South Sutton, SM2 5LQ



Offers in excess of  
£585,000

**WH WATSON HOMES**  
Estate Agents

# 37 Bawtree Close

## South Sutton, SM2 5LQ

Welcome to this charming three-bedroom house located in the highly sought-after Bawtree Close, nestled on the borders of Carshalton Beeches and South Sutton. Spanning an impressive 1,220 square feet, this property is perfect for families seeking a comfortable and spacious home.

Upon entering, you will find a generous lounge/diner that provides an inviting space for both relaxation and entertaining guests. The well-equipped kitchen is bright and practical, making it a delightful area for culinary pursuits. The ground floor also boasts a convenient downstairs WC, adding to the home's functionality.

This property features an integral garage and ample off-street parking for up to two vehicles plus extra parking conveniently located in a semi private location, ensuring that parking will never be a concern for you or your guests, access is designated for the selected three properties only. The house is situated within a lovely development that fosters a strong sense of community, making it an ideal place to settle down.

In addition to its appealing features, this home is conveniently located near several highly regarded primary and secondary schools, such as Barrow Hedges, Seaton House, and Harris Academy, making it an excellent choice for families with children. Transport links are easily accessible, with convenient bus routes and nearby stations providing direct connections to London.

We highly recommend viewing this property to fully appreciate its many benefits and the lifestyle it offers. Don't miss the opportunity to make this delightful house your new home.



### Accommodation

#### Accommodation -

Charming wooden front door to door to integral garage, Georgian style glass panelled door to

#### Entrance Hall

Door to wc, under stairs cupboard, radiator, solid wood oak flooring, door to kitchen, lounge

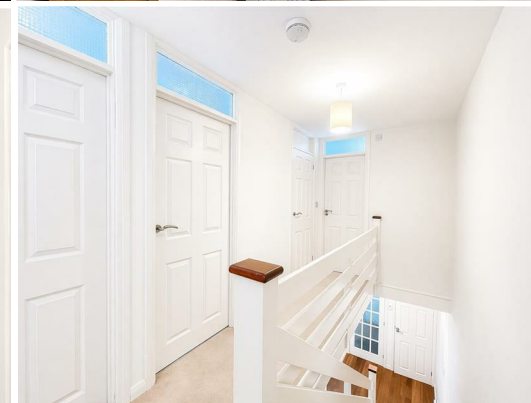
#### Kitchen (Front Aspect)

UPVC double glazed Georgian bay window, tiled flooring, a range of matching shaker style cupboards and drawers below, black granite work surfaces, integrated Neff electric double oven, stainless steel gas hob, built in stainless steel extractor fan, integrated Neff dishwasher, space for fridge freezer, stainless steel 1 1/2 bowl sink with mixer tap

#### Lounge/Dining Room (Rear Aspect)

UPVC double glazed Georgian style windows and matching style patio doors to garden rear aspect, solid wood oak flooring, ceiling coving, radiators

#### Downstairs WC cloakroom





WC with concealed push button cistern, wash hand basin with chrome taps, tiled splash back

Stairs to 1st floor landing  
Access to loft, storage cupboard with shelving above

Bedroom one  
UPVC double glazed Georgian style window to rear aspect, radiators, carpets, fitted wardrobes

Bedroom 2  
UPVC double glazed Georgian style window to front aspect, carpets, radiators

Bedroom 3  
UPVC double glazed Georgian style window to rear aspect, carpets, radiator

Bathroom (Front Aspect)  
Four piece bathroom suite, fully tiled walls, wall mounted mirror, tiled floor, chrome heated towel rail, enclosed shower cubicle with chrome fittings, ceramic hand basin with mixer tap, wc, bath with chrome tap



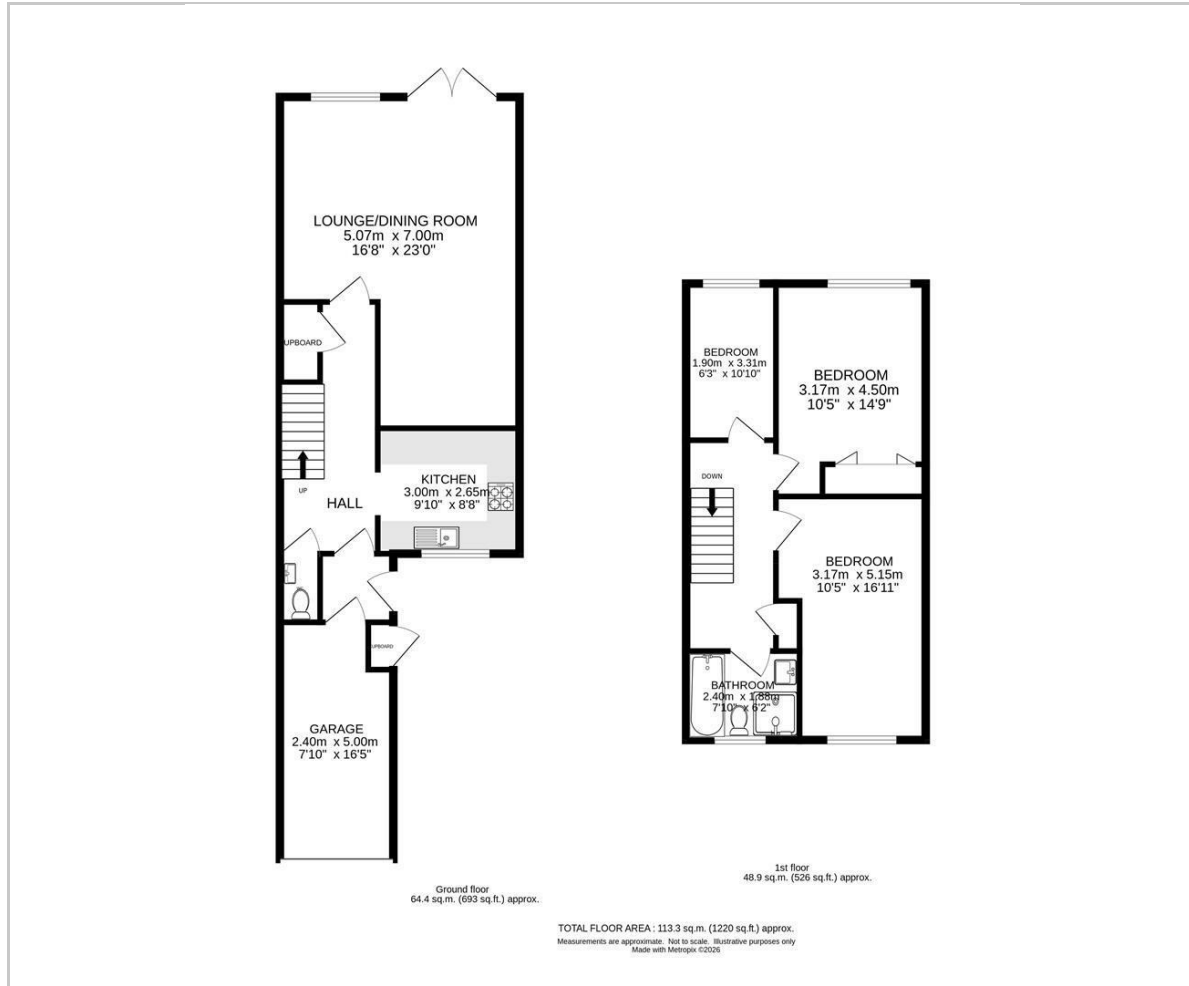
Garden  
South facing sunny private rear garden, patio area, lawn, tap, lighting

Garage  
Up and over manual door power and light  
Housing combi boiler and utilities  
Driveway providing off street parking for several cars plus additional parking and lawn area 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

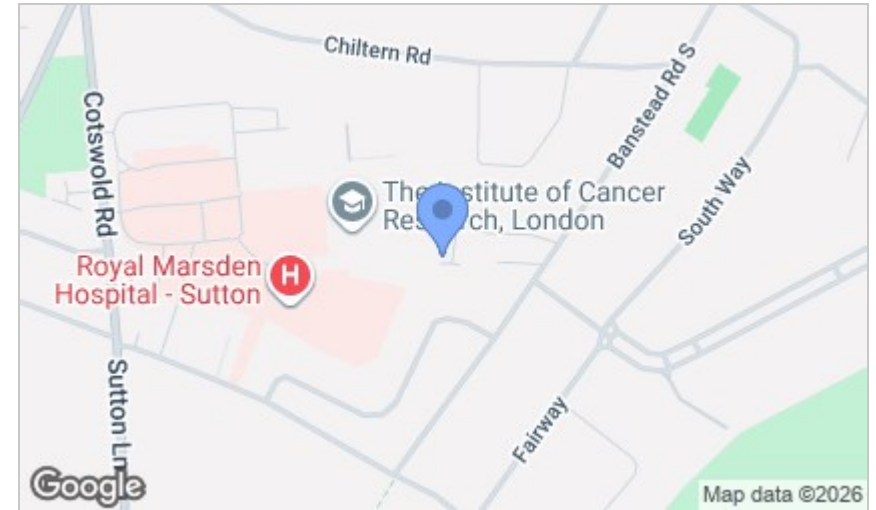


## Viewing

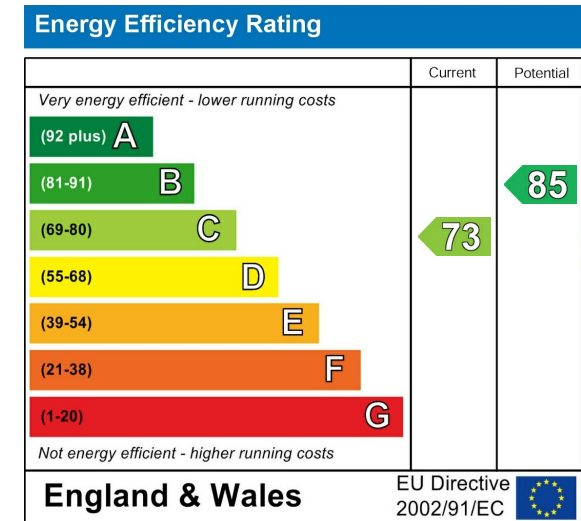
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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