



1A Gassiot Way, Sutton, SM1 3AZ

£800,000



WH WATSON HOMES
Estate Agents

1A Gassiot Way, Sutton, SM1 3AZ

Overview

VENDOR SUITED AND KEEN TO PROCEED

Situated in the highly desirable Gassiot Way, Sutton, this charming detached period house presents an exceptional opportunity for family living. With four spacious bedrooms and three well-appointed bathrooms, this property spans an impressive 1,935 square feet, offering ample space for both relaxation and entertaining.

The home features three versatile reception rooms, perfect for family gatherings or quiet evenings. The private garden, complete with a delightful summer house, invites outdoor enjoyment, while the expansive driveway accommodates 3-4 cars, complemented by a substantial garage for additional storage or vehicle storage.

Inside, the thoughtfully designed layout ensures comfort and flexibility, making it an ideal choice for discerning households. The local area boasts an excellent quality of life, with a selection of reputable schools nearby, including All Saints Benhilton C of E Primary School, Greenshaw secondary school, Sutton Grammar, making it perfect for families seeking a strong educational foundation.

Nature lovers will appreciate the abundance of green spaces and beautiful parks just moments away, Royston park adjacent to the property providing a serene escape from urban life. Transport links are superb, with several train stations, including Carshalton station, offering direct services to London Victoria and London Bridge in approximately 30-40 minutes. Major bus routes and excellent road networks, such as the A217 and A24, further enhance accessibility, making this location a true commuter's dream.

The neighbourhood is renowned for its friendly atmosphere and strong community spirit, where residents enjoy a harmonious blend of tranquil residential streets and convenient urban amenities. The mix of period properties adds character and charm, appealing to those in search of a home rich in history and a sense of belonging. This property is not just a house; it is a place to create lasting memories.

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Accommodation

UPVC double glazed entrance porch
Fitted storage cupboard, bespoke wooden front door to..

Lounge/diner/family area
UPVC double glazed window to front aspect, fitted plantation shutters, oak flooring, underfloor radiator, coved ceiling.

Kitchen/dining area
Range of fitted gloss wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, separate hot tap, integrated Miele double oven and microwave, granite Island, inlaid induction hob, tiled flooring extractor, extractor fan and light, tiled flooring with underfloor heating, feature skylight, breakfast bar, double glazed sliding doors to rear aspect with fitted electric blinds.

Snug
UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator, oak flooring, built-in storage recess with desk space, coved ceiling.

Utility room
Range fitted wall units with cupboard space below, integrated washing machine, space for fridge/freezer, granite worktop with inlaid sink and chrome mixer tap, tiled flooring.

Downstairs showering
Consisting of tiled walk in cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, tiled walls, tiled flooring with underfloor heating, cupboard housing "Worcester" combination boiler, extractor fan, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing, oak staircase with feature glass balustrade, loft access with pull down ladder (fully boarded).

Bedroom one
UPVC double glazed window to front aspects, fitted plantation shutters, coved ceiling, floor to ceiling radiator, fitted wardrobes.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, travertine tiled flooring and walls, extractor fan, obscure UPVC double glazed window to rear aspect.

Bedroom two
UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator, fitted wardrobes.

Bedroom three
UPVC double glazed window to rear aspect, double panel radiator, oak flooring.

Bedroom four
UPVC double glazed window to front aspect, fitted plantation shutters, dado rail, single panel radiator, oak flooring.

Bathroom
Comprising panel enclosed Jacuzzi bath with chrome mixer tap, wash bowl basin with chrome mixer tap, low-level pushbutton flush WC, travertine tiled flooring walls with under floor heating, coved ceiling, obscure UPVC double glazed window to rear aspect.

Rear garden – south facing
Paved patio area and footpath leading to rear, mainly laid to artificial lawn with raised flower beds at side with display lighting, fence enclosed, electric canopy, outside tap and access to garage.

Garden room / studio
Solid wood flooring, double glazed sliding doors, TV points and power and lighting.

Garage
Electric up/over door at front

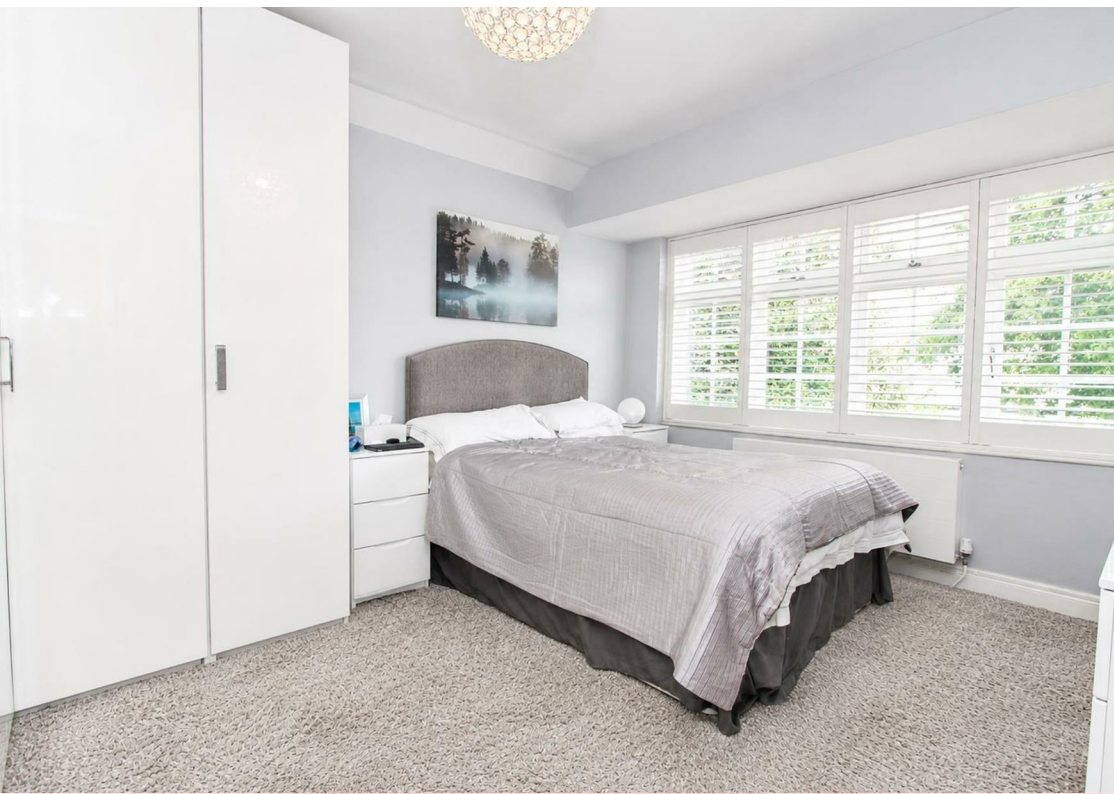
Front
Paved driveway providing ample off street parking.

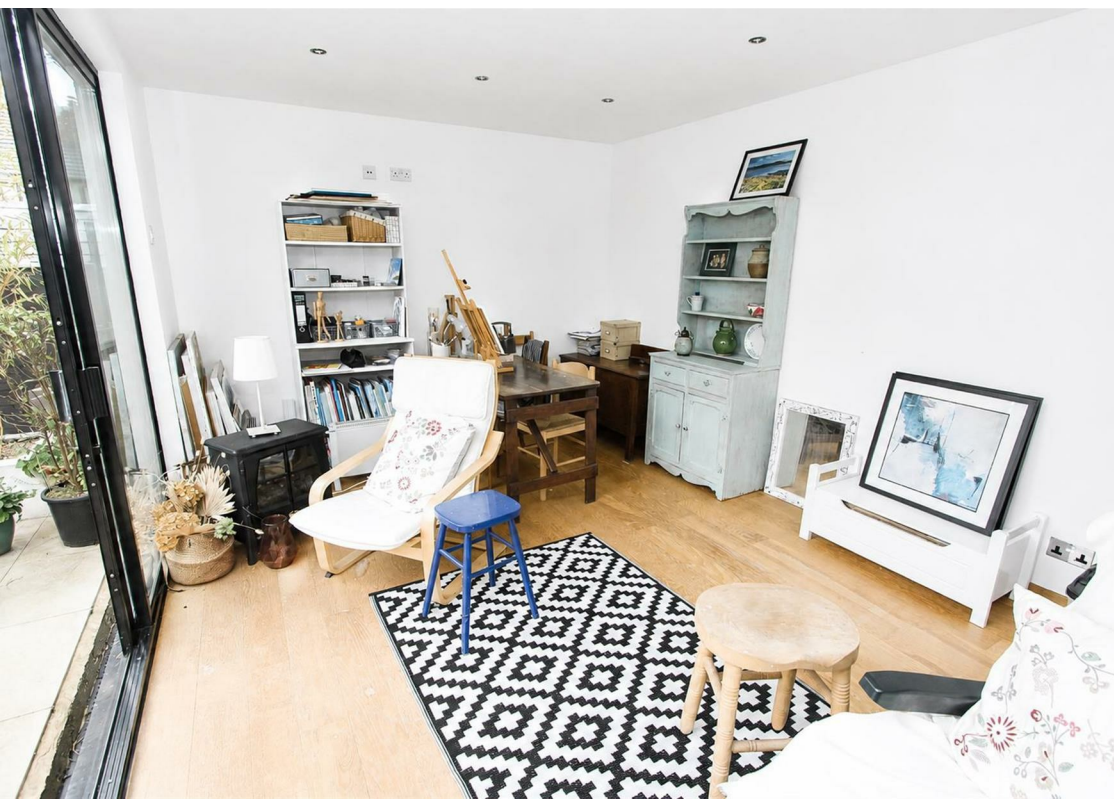
BUYER'S INFORMATION

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

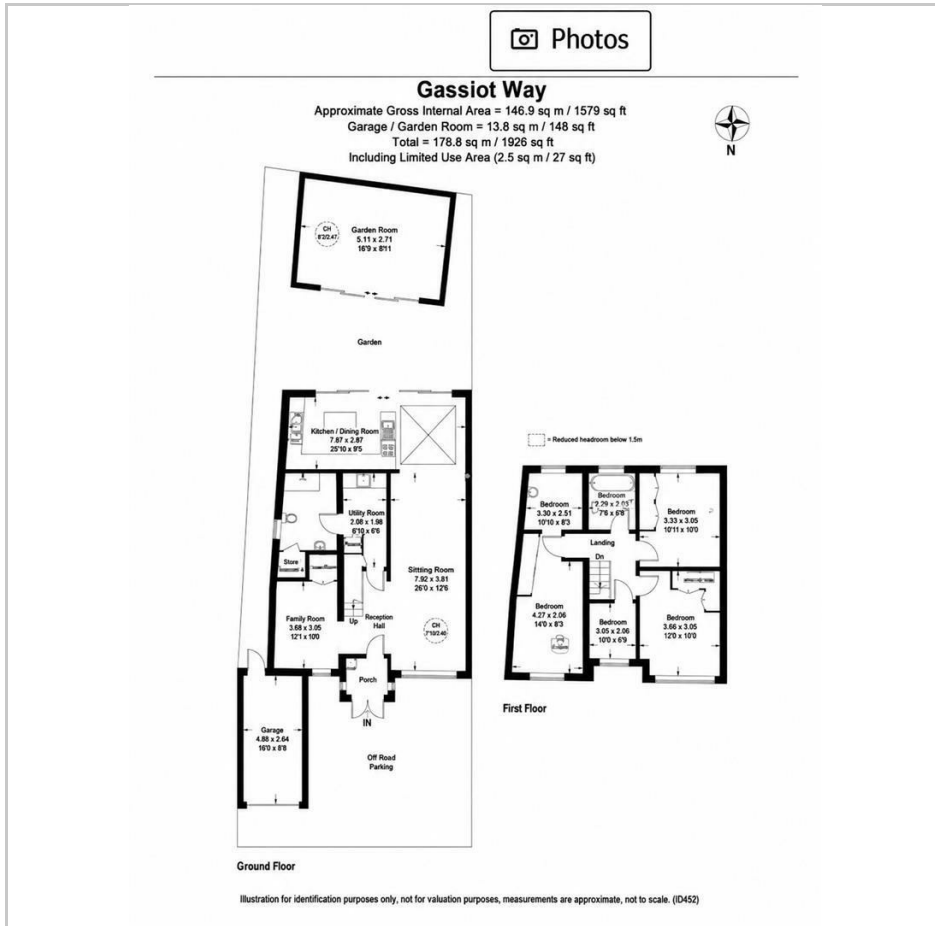








Floor Plan



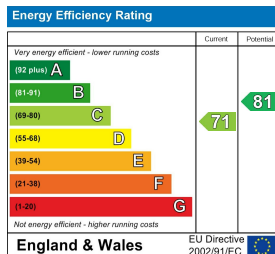
Additional Information

Owner Questionnaire

- The property has a mostly boarded loft with loft ladder.
- The loft is Insulated.
- The gas / combi boiler is a brand new Worcester installed in March 2026
- Parking for 3/4 cars
- The seller lives at the property and is relocating / vacating with no onward chain.
- There is no onward chain.
- The boundary fence is Left (looking from road)
- The garden faces South
- The extension is 18 year's old approximately and has building regulation certificates.
- The property's energy rating is C 71
- Vendor has had an offer accepted on end of chain property

- Flat roof over kitchen has warranty until July 2030

- Schools greenshaw and all saints,, Sutton grammar



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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.