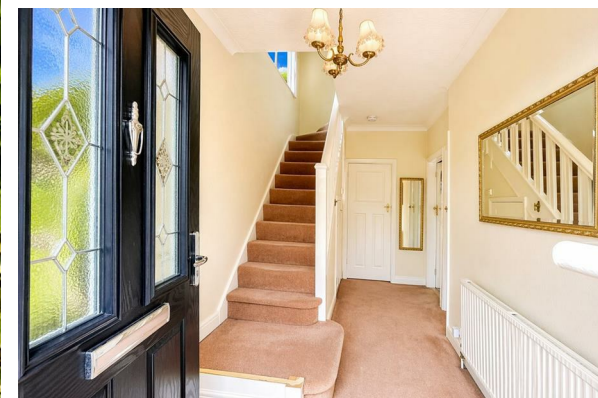




95 Oakhill Road, Sutton, SM1 3AQ



£595,000

WH WATSON HOMES
Estate Agents

95 Oakhill Road

Sutton, SM1 3AQ

NO ONWARD CHAIN

Nestled on the charming Oakhill Road in Sutton, this delightful semi-detached house offers a perfect blend of space, comfort, and convenience. Spanning an impressive 1,040 square feet, this property, built between 1930 and 1939, features two inviting reception rooms that provide ample space for family gatherings and entertaining guests.

The home boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. The modern bathroom, along with a separate WC, adds to the practicality of the layout. One of the standout features of this property is the detached garage, which is accessible via a long driveway that can accommodate up to four vehicles. This versatile space is equipped with power and lighting, making it ideal for a variety of uses, whether for DIY projects, a home gym, or simply as additional storage.

The pretty rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues. Families will appreciate the proximity to excellent educational institutions, including 'Manor Park Primary' and 'Sutton Grammar', along with several other grammar schools nearby.

In addition to its educational advantages, this home is conveniently located near beautiful local parks, a wealth of amenities, and the bustling High Street. Sutton rail station and numerous bus routes are just a short distance away, ensuring easy access to the wider area. With no onward chain, this property is ready for you to make it your own. Watson Homes invites you to explore this wonderful family home that truly has it all.

Accommodation

Sheltered entrance

UPVC double glazed front door with leaded light panels

Spacious entrance hall
single panel radiator, under stairs storage cupboard, carpets, lighting

Lounge

UPVC double glazed large bay window to front aspect, single panel radiator, coving, carpets, lighting, feature fireplace with decorative surround

Dining room

UPVC double glazed Georgian bay windows with doors to rear aspect leading to the garden, feature fireplace, picture rail, single panel radiator, carpets, lighting

Kitchen

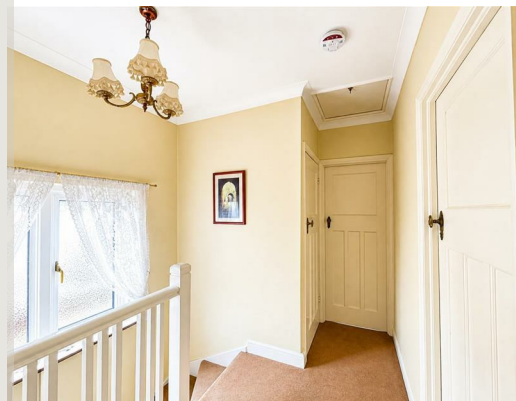
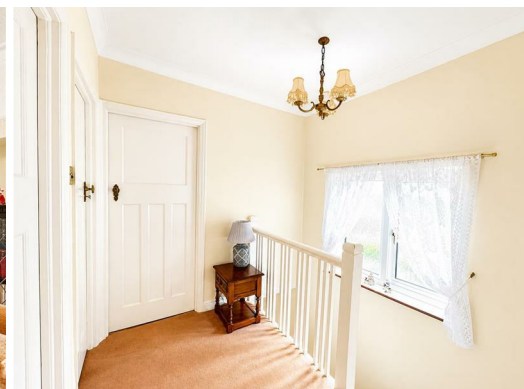
Range of fitted wall units with matching cupboards and drawers below, wood effect work top surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid four ring gas hob with pullout extractor fan above, integrated oven/grill, space and plumbing for washing machine, integrated dishwasher, cupboard housing boiler, laminate flooring, UPVC double glazed windows to rear aspect and door leading garden

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, carpets, lighting, loft access

Bedroom One

UPVC double glazed bay window to front aspect, single panel radiator,





carpets, lighting, picture rail, large range of superior quality fitted wardrobes and fitted dressing table

Bedroom Two

UPVC double glazed window to rear aspect, single panel radiator, carpets, lighting, picture rail, large range of fitted superior quality fitted wardrobes

Bedroom Three

UPVC double glazed bay window to front aspect, single panel radiator. large range of superior quality fitted wardrobes



Bathroom

Fully tiled walls, enclosed bath with folding panel, chrome detachable shower head with wall mounted chrome temperature dials, large modern basin with chrome mixer tap, large vanity hi gloss drawer below, wall mounted mirrored cupboard, modern chrome heated towel rail, large UPVC obscured window

Separate WC

Consisting of low level push button flush WC, fully tiled walls, obscure UPVC double glazed window to side aspect.



Rear garden

Beautiful rear garden bathed in sunlight during the day. An enjoyable and inviting space for gardeners, outdoor activities, or for relaxing outside with a barbecue during the warmer months. Paved patio area with footpath leading to rear, mainly laid to lawn with flowerbeds and shrubs bordering

Detached garage

Accessible via long driveway to the rear of property, lights, power

Front garden

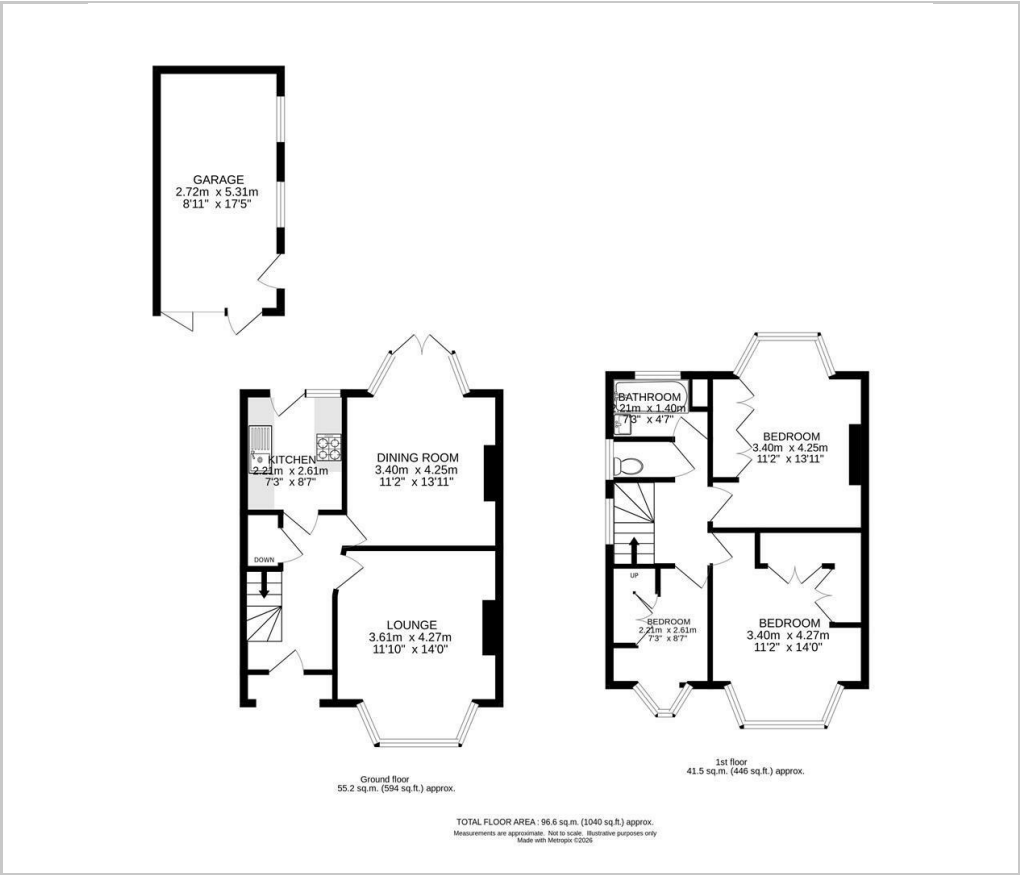
Well kept block paved large driveway surround by attractive trees, shrubs and plants. Large driveway for several cars



BUYER'S INFORMATION

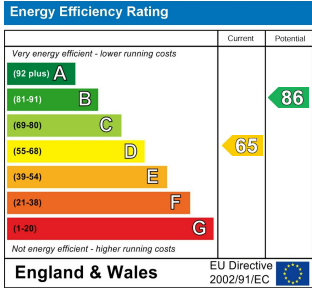
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks 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

The property has a partly boarded loft with loft ladder.
The loft is Insulated.
The boiler was last serviced September 2024, and has always been serviced annually together with the gas fire.
We have documentation for the last 5 services
We have no documentation for rewiring the house, the fuse board and garage was done a number of years back . There are no certificates or documentation for this.
Oakhill Road is within the SUTTON CONTROLLED PARKING ZONE
Free Allowance: Every household in a CPZ is entitled to 50 hours of free visitor parking per year.
Additional Hours: Once the free allowance is used, you can buy books of 100 hours for £69.
Details for residents parking: Sutton parking permit fees
The price of a parking permit ranges from £54-£190 per year depending on the following:
The house has been unoccupied since December 2024
There is no onward chain
Probate is applied for / granted. Date early April 2026
HMRC application has been made. Probate will be applied for once this is sorted.
The boundary fence is Right / Left / Rear. (looking from road)
Looking from the road it is the right-hand side boundary fence that belongs to the property.
We are unsure about the rear fence, believing this belongs to the property at the end.
The garden faces North facing
There are no extensions or new outbuildings.



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.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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.