



12 Farm Close, Sutton, SM2 5HZ

 4
  2
  2
 £900,000

WH WATSON HOMES
 Estate Agents

12 Farm Close

Sutton, SM2 5HZ

Nestled in the charming area of Farm Close, South Sutton, this delightful detached family home offers a perfect blend of comfort and style. With its immaculate presentation, new owners will find themselves in a space that requires nothing more than to unpack and settle in.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. Whether you envision cosy family evenings or lively gatherings with friends, these versatile areas cater to all your needs. The heart of the home is complemented by four well-proportioned bedrooms, ensuring that everyone has their own private sanctuary.

With two modern bathrooms, morning routines will be a breeze, allowing for convenience and privacy for the entire family. The thoughtful layout of this home enhances its appeal, making it an ideal choice for those seeking a comfortable and functional living space.

Situated in a desirable location, this property is close to local amenities, schools, and parks, making it perfect for families. The surrounding area offers a friendly community atmosphere, ensuring that you will feel right at home from the moment you arrive.

In summary, this stunning detached house in South Sutton is a rare find, combining modern living with a welcoming environment. It is a wonderful opportunity for anyone looking to create lasting memories in a beautiful setting. Don't miss the chance to make this house your home.

Accommodation

Enclosed UPVC porch

Entrance Hall

Large storage cupboard

Study/Office

UPVC double glazed windows to front aspect

Downstairs WC & separate storage Room

Doors leading to:

Living Room

UPVC double windows, dual aspect, feature fireplace,
underfloor heating, bi folds leading to garden

Open Plan Kitchen Diner

A range of farmhouse kitchen cupboards with matching
drawers and cupboards below, granite work top, integrated 1.5
bowl stainless steel sink with chrome taps, integrated hob,
fitted extractor, integrated dishwasher, integrated fridge/freezer,
underfloor heating in the dining area. Amtico flooring, bi folds





leading to garden

Separate utility room

A range of shaker style cupboards matching drawers below, granite work top, insert sink with chrome taps, Amtico flooring

Integral Garage with storage above

Stairs to First Floor Landing

Doors to:

Bedroom 1

UPVC double glazed window to front aspect, fitted wardrobes

En suite shower room

Bedroom 2

UPVC double glazed windows to rear aspect, fitted wardrobes,

Bedroom 3/ open office space

UPVC double glazed windows to front aspect

Family Bathroom

Bedroom 4

Rear aspect view, fitted wardrobe cupboards

Outside

Pretty rear garden, patios area, lawn area with shrubs and plants, lighting, power, outside tap, side access

Front

Large block paved driveway, lighting, outside tap



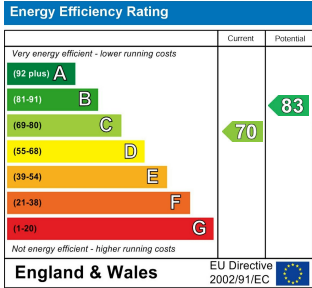
BUYER'S INFORMATION

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



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.