



82 Barrington Road, Sutton, SM3 9PR

Guide price £700,000



WH WATSON HOMES
Estate Agents

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Nestled in the charming and tranquil Barrington Road, Sutton, this exquisite house offers a perfect blend of modern living and convenience. Spanning an impressive 1,451 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time. With four well-appointed bedrooms and three contemporary bathrooms, this home is designed to accommodate families of all sizes.

The location is particularly appealing, as it is situated in a delightful no-through road, providing a peaceful atmosphere while still being in close proximity to a variety of amenities. Residents will appreciate the ease of access to local shops, cafes, and parks, making everyday life both convenient and enjoyable. Furthermore, the property is near some outstanding schools, making it an excellent choice for families seeking quality education for their children.

This house has been completed to a very high standard, showcasing a modern finish that is both stylish and functional. Every detail has been thoughtfully considered, ensuring that the home is not only aesthetically pleasing but also comfortable and practical for everyday living.

Whether you are a growing family or simply seeking a beautiful space to call home, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this stunning house your new home.

Front Exterior:

Private driveway with space for 2 cars
UPVC front door with glass panel windows, silver knocker.

Entrance Hall:

Real Oak wooden flooring
Double-width radiator on left-hand wall

Lounge:

Real oak wooden flooring
Feature media wall with built-in electric LED fireplace
Panelled built-in units
Decorative white wooden radiator covering
Bay window with bespoke plantation shutters

Dining room / Open plan kitchen:

Grey wooden effect porcelain tiled flooring with underfloor heating
Ceiling spotlights
Shaker-style cupboards with quartz worktops
Neff gas hob with Neff extractor fan above
Integrated Neff Double oven with built in microwave and warming plate below
Integrated wine cooler
Integrated dishwasher
Integrated fridge freezer

Utility Room:

Solid oak style cupboards with black marble-effect work-tops
Space for double fridge freezer
Space for washing machine and tumble dryer

Downstairs WC:

Slate-coloured high-gloss tiles from floor to ceiling
Wall-mounted mirror on the left wall
Velux-style ceiling window
Basin sink
Toilet

Family Bathroom:

Beige stone-effect tiles from floor to ceiling
Curved style bath with glass shower door, silver shower & mixer tap
Basin sink with silver mixer tap
Toilet
Chrome wall-mounted radiator
Double-glazed window

Main Bedroom:

Built-in oak-effect wardrobes
Bay window with fitted plantation shutters
Double radiator

En-Suite (Main Bedroom):

Cream high-gloss ceramic tiles from floor to ceiling
Walk-in shower with silver mixer tap
Basin sink with silver mixer tap
Chrome wall radiator

Bedroom Two:

Double-glazed window
Single radiator

Second Bathroom:

Large high-gloss ceramic tiles
Walk-in double shower with glass door and silver mixer tap
Basin Sink with silver mixer tap

Third Bedroom:

Double-glazed window
Single radiator

Fourth Bedroom:

Double-glazed skylight
Single radiator

Garden:

Dark Grey aluminium bi-fold doors with integrated blinds leading through to a well kept south-facing garden with composite decking and artificial grass
Storage shed to rear left

Garage

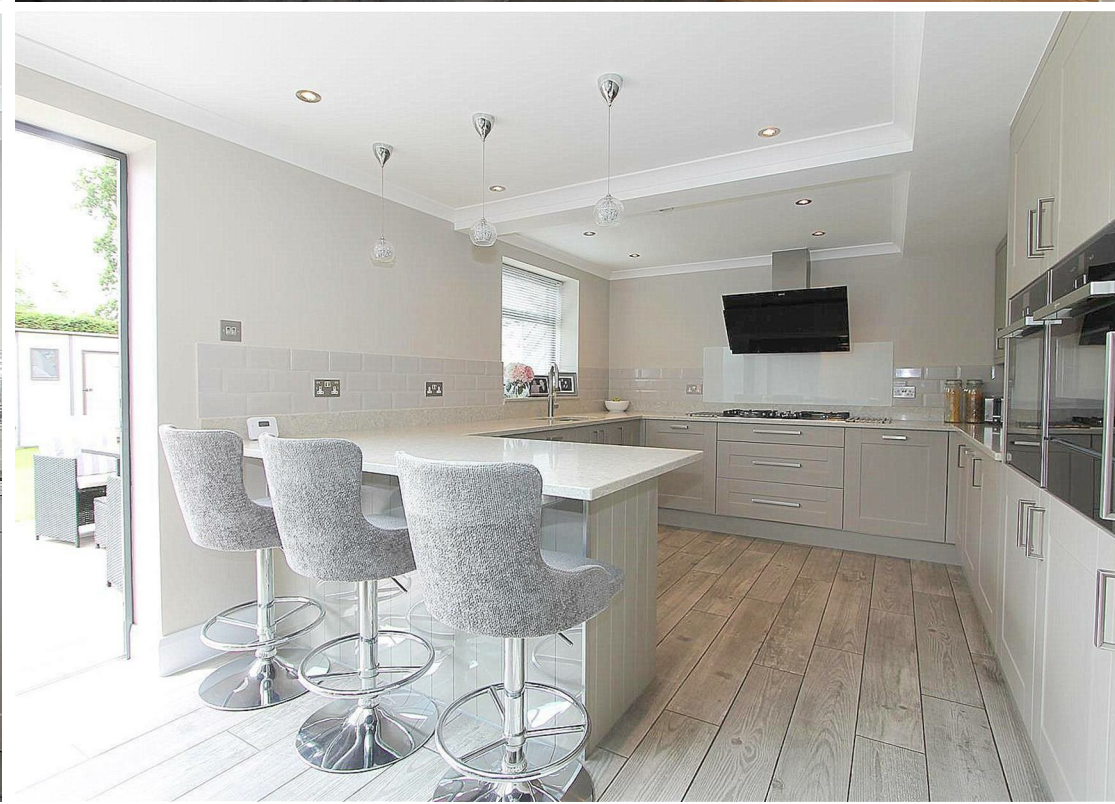
To the right of the property with white door For ample storage use or to fit a small car

Additional Features:

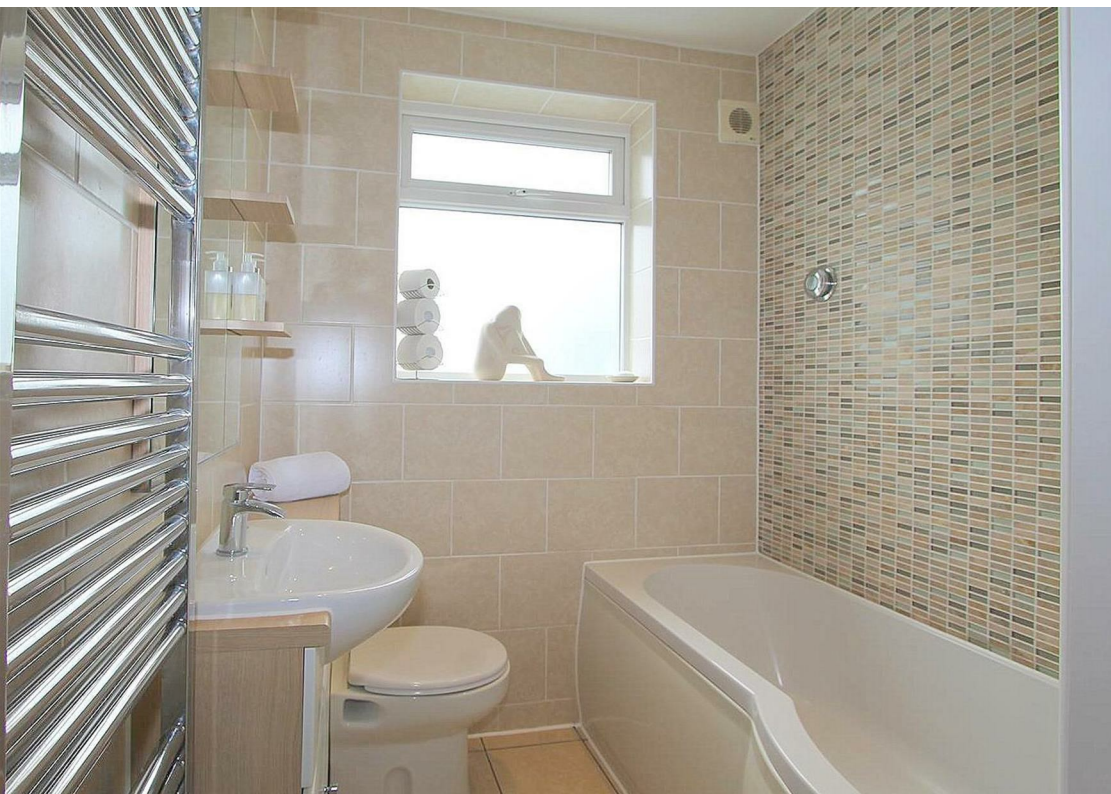
Water softening unit serving the entire property

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.

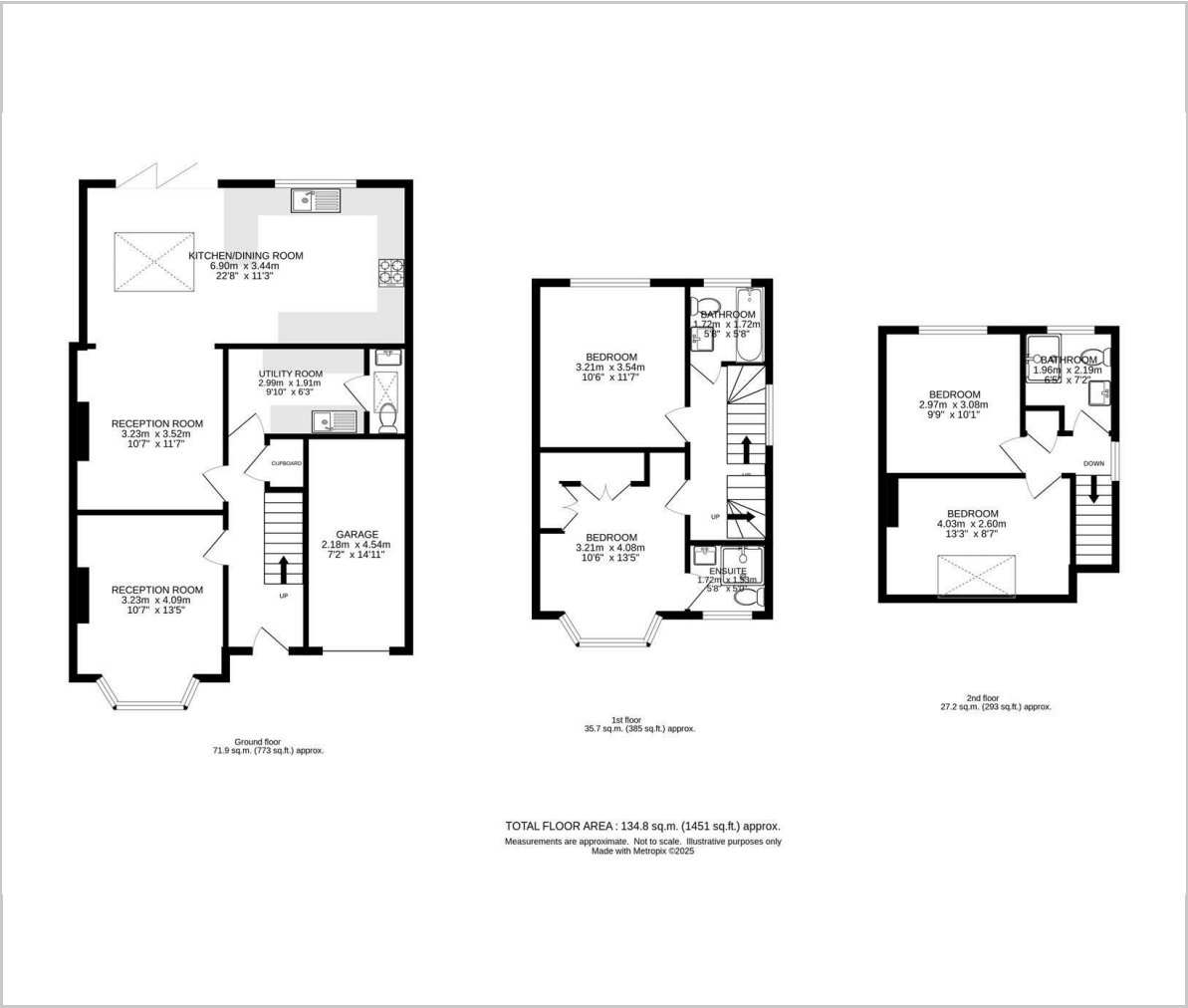








Floor Plan

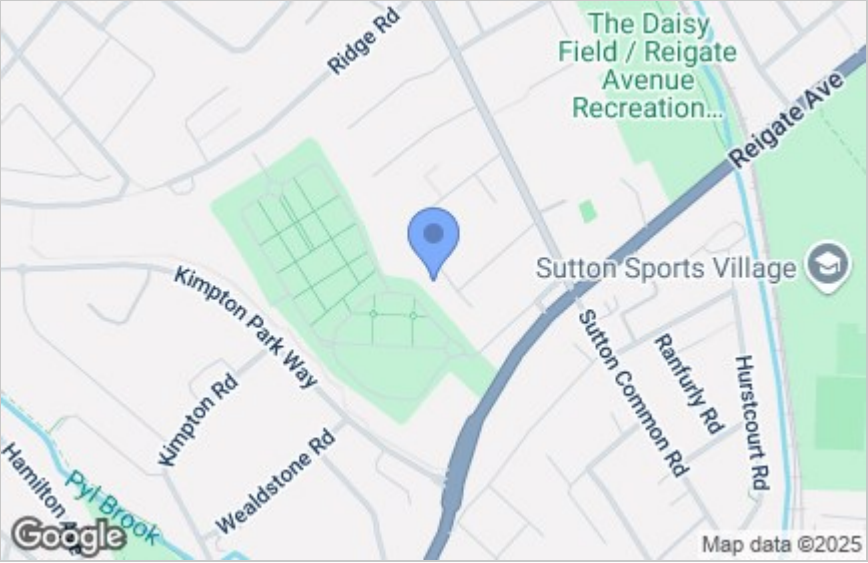


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

