



86 Barrington Road, Sutton, SM3 9PR

Offers over £625,000



**WH WATSON HOMES**  
Estate Agents

# 86 Barrington Road, Sutton, SM3 9PR

Nestled in the tranquil cul-de-sac of Barrington Road, Sutton, this family home offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families seeking a peaceful retreat from the hustle and bustle of everyday life. The home boasts two bright reception rooms, providing ample space for relaxation and entertaining guests.

The property boasts two well-appointed bathrooms, ensuring smooth morning routines for the entire family. Adding to the convenience, the attached garage leads to a separate modern WC, while the private driveway provides parking space for two vehicles.

One of the standout features of this home is its location. Situated within walking distance of several highly regarded schools, including Glenthorne High, Westbourne Primary, Abbey Primary, and Brookfield Primary, it is perfect for families looking to settle in a community with excellent educational opportunities. Additionally, the nearby Cheam Park Farm offers a lovely green space for outdoor activities and family outings. An electric retractable awning extends over the rear garden patio, operated conveniently by remote control from the lounge.

## Accommodation

UPVC double glazed door to..  
Entrance porch  
Quarry tiled step, ornate stained glass wooden front door to..

Entrance hall  
Feature stained glass window to front aspect, single panel radiator, coved ceiling, large under stairs storage cupboard.

Lounge  
UPVC double glazed leaded light bay window to front aspect, single panel radiator, fireplace with brick surround, coved ceiling, archway to..

Dining area  
Double glazed sliding doors to rear aspect, two double panel radiators, wall lights, coved ceiling.

Kitchen/breakfast room  
Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and pull out extractor fan above, space and plumbing for washing machine and dishwasher, space for fridge/freezer, cupboard housing boiler, wood laminate flooring, double panel radiator, double glazed windows to rear aspect and door leading to garden, access to garage.

Downstairs WC  
Consisting of low-level push button flush WC, wash hand basin with chrome taps, heated chrome towel rail.

Stairs to 1st floor landing  
Loft access, large storage cupboard with fitted shelving.

Bedroom one  
UPVC double glazed leaded light by window to front aspect, single panel radiator, fitted wardrobes and dressing table, wall lights, coved ceiling.

Bedroom two  
Double glazed window to rear aspect, single panel radiator, fitted wardrobes and dressing table, cupboard housing hot water tank, coved ceiling.

Bedroom three  
UPVC double glazed leaded light window to front aspect, single panel radiator, fitted wardrobes and dressing table,

coved ceiling.

Bedroom four  
UPVC double glazed leaded light window to front aspect, picture rail, single panel radiator.

Bathroom  
Three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, tiled effect flooring, heated chrome towel rail, tiled walls, coved ceiling, obscure double glazed window to rear aspect.

Separate shower room  
Consisting of tile cubicle with thermostatic “Aqualisa” shower, pedestal wash hand basin with chrome taps, low-level push button flush WC, heated chrome towel rail, tiled effect flooring, tiled walls, obscure double glazed window to rear aspect.

Rear garden (South Westerly aspect)  
Approximately 45ft  
Paved patio area leading to lawn section with mature shrubs and plants bordering, garden shed, outside tap, fence and brick wall enclosed.

Garage at side  
Double wooden doors at front, power, light & water supply.

Front  
Paved driveway providing off street parking with lawn and shrubs at side and brick wall border.

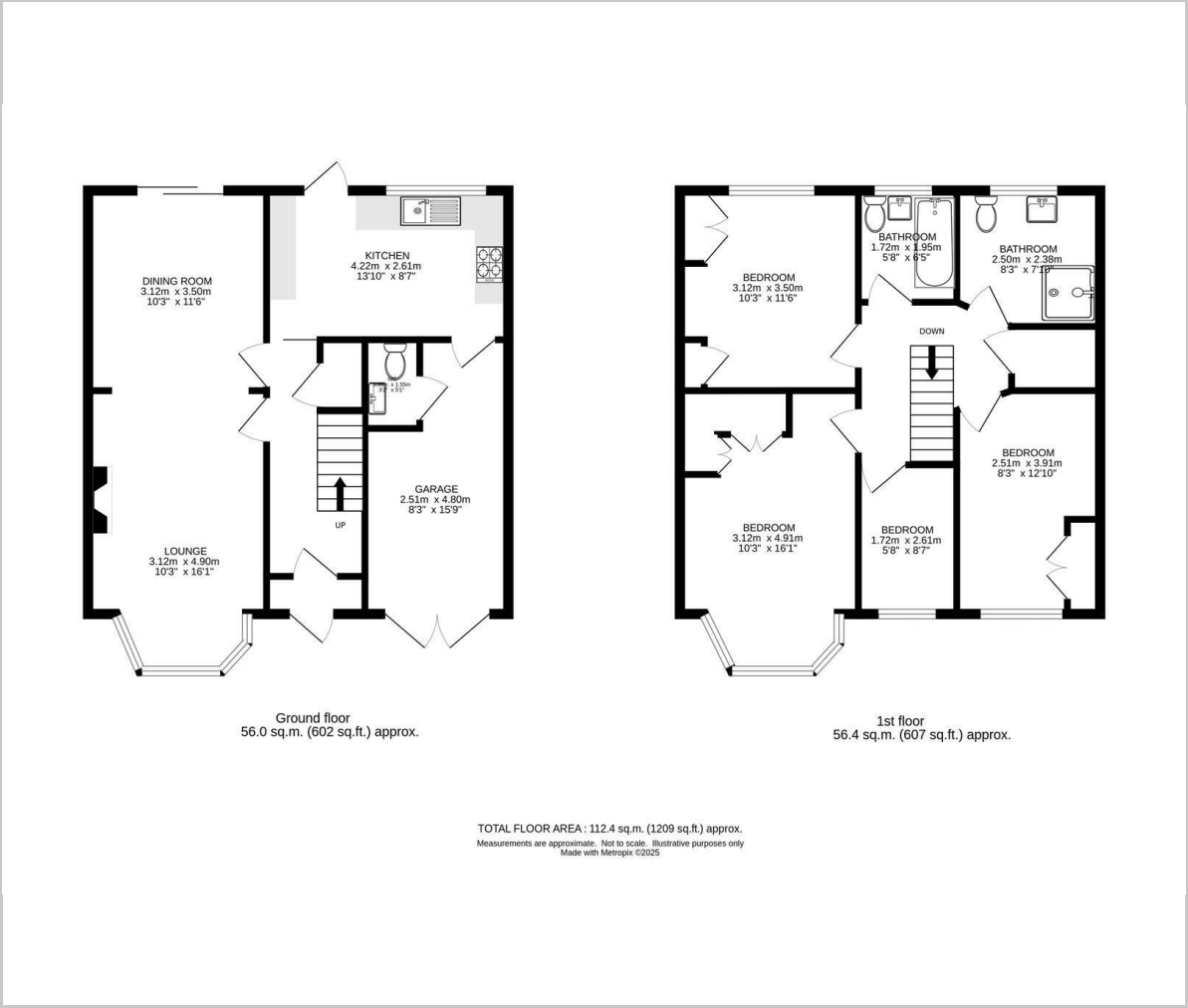
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Floor Plan

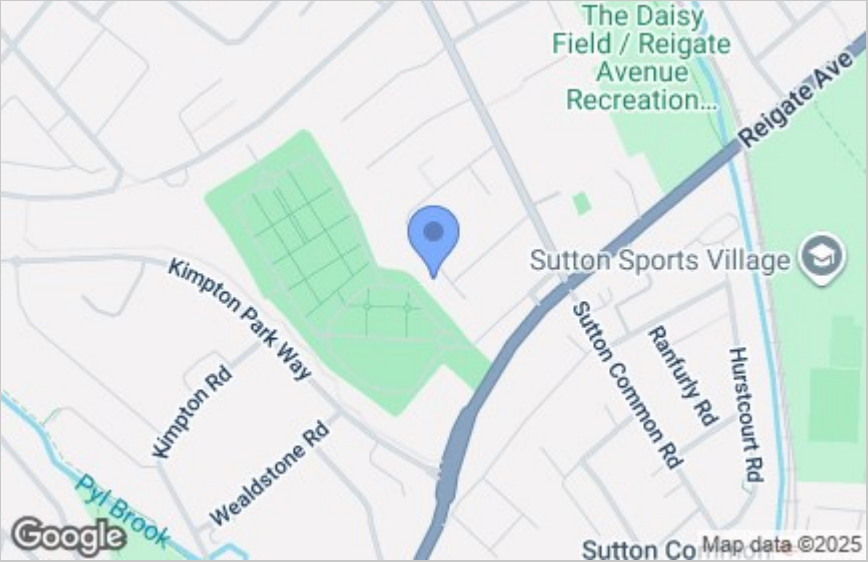


Viewing

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

