



7 Rectory Road, Sutton, SM1 1QW

Offers over £450,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this charming three bedroom period home. The property benefits from a 19ft lounge/diner, three good size bedrooms, a pretty rear garden and NO ONWARD CHAIN.

Rectory Road will surpass your expectations, as it's just a quick stroll into the high street, having excellent schooling close by. Buses and both West Sutton & Sutton Mainline stations provide quick links into the City, so you can be from your sofa to London in just under an hour.

Accommodation

UPVC double glazed entrance porch
Obscure double glazed front door to..

Spacious entrance hall
Obscure UPVC double glazed window to front aspect, meter cupboard, double panel radiator, wall mounted digital thermostat, coved ceiling.

Lounge/diner
UPVC double bay glazed window to front aspect and window to rear aspect, two double panel radiators, picture rail, ceiling cornice.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, integrated dishwasher, inlaid hob with oven/grill below and extractor fan above, space for tall standing fridge/freezer, space and plumbing for washing machine, tiled flooring, UPVC double glazed window to side aspect and door leading to garden.

Bathroom
Three piece suite comprising panel enclosed bath taps and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level flush WC, heated chrome towel rail, tiled flooring, part tiled walls, display lighting, extractor fan, obscure UPVC double glazed windows to side and rear aspects.

Stairs to 1st floor landing
Picture rail, coved ceiling, loft access, single panel radiator, fitted storage cupboard.

Bedroom one
UPVC double glazed windows to front aspect, single panel radiator, fitted wardrobes with sliding doors, coved ceiling.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, feature cast iron fireplace.

Bedroom three
UPVC double glazed window to rear aspect, single panel radiator, wood laminate flooring.

Rear garden – approximately 40ft
Scattered stones and shingle with footpath leading to rear, paved patio area with shrubs and flowerbeds bordering, outside tap, wooden garden shed, fence enclosed.

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.

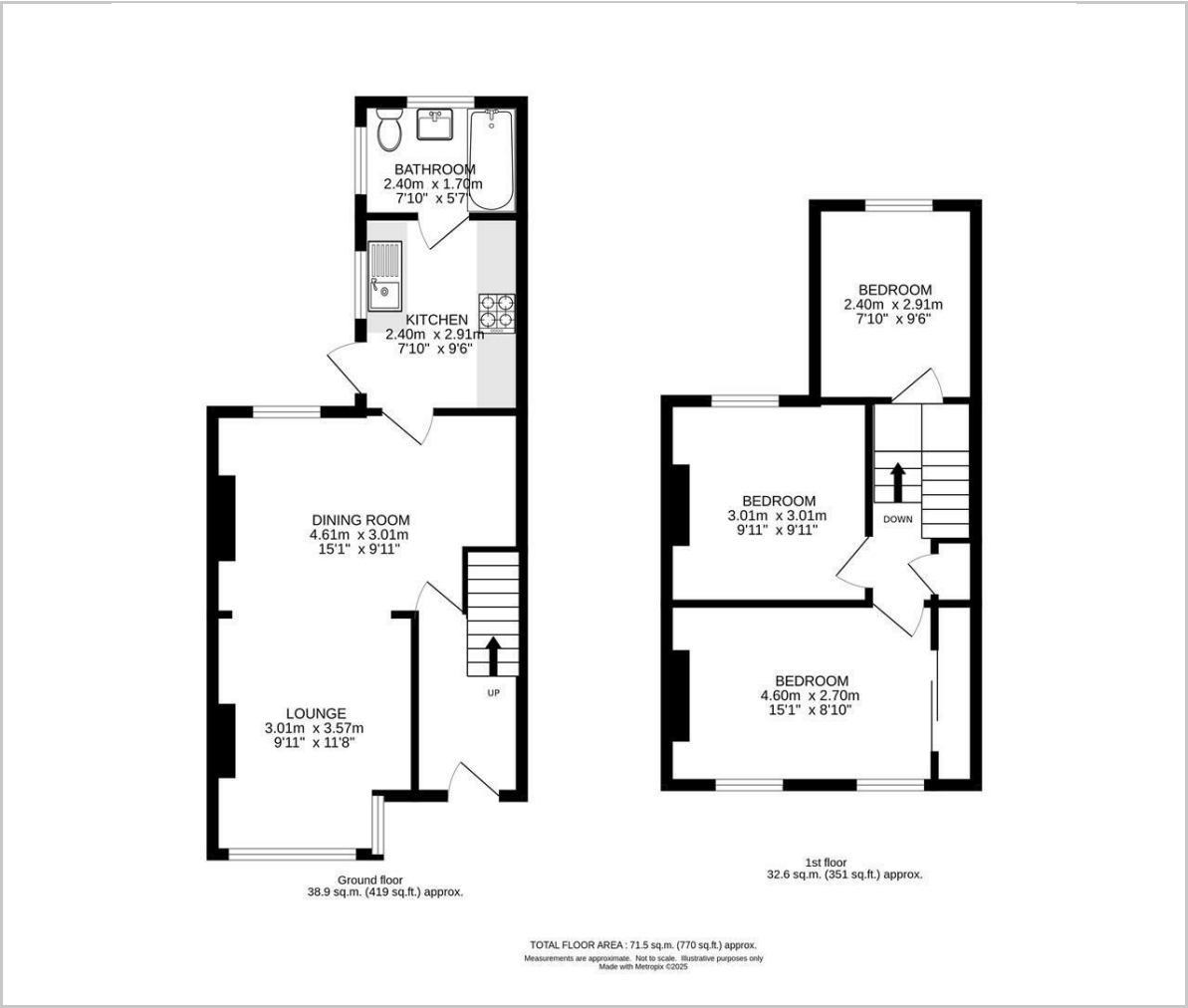








Floor Plan

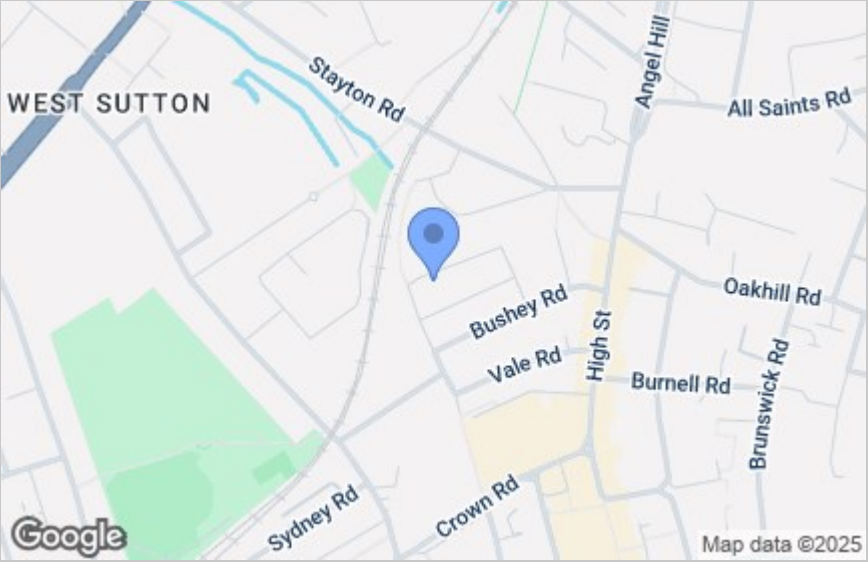


Viewing

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.

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.

Area Map



Energy Efficiency Graph

