



18 Ridge Road, Sutton, SM3 9LJ

Offers over £600,000



WH WATSON HOMES
Estate Agents

18 Ridge Road, Sutton, SM3 9LJ

Watson Homes are delighted to offer this spacious three bedroom extended family home. The property offers a wealth of accommodation including a 25ft ft through lounge, a 23ft kitchen/breakfast room, a downstairs WC, a pretty 150ft rear garden, a detached garage and off street parking. * NO ONWARD CHAIN *

Ridge Road is ideally situated for families, with 14 excellent schools located within just a mile of this lovely home. Sutton Common National Rail Station is only 0.6 miles away, offering direct connections to both Wimbledon and London Blackfriars. Several bus routes also provide easy access to Morden Underground Station (Northern Line). Right on your doorstep, you'll find two nearby recreation grounds, as well as a variety of local shops and businesses to explore and enjoy.

Accommodation

Covered entrance

Obscure UPVC double glazed front door to..

Spacious entrance hall

Obscure UPVC double glazed windows to front aspect, single panel radiator, coved ceiling, wall mounted thermostat.

Dining room

UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling..

Lounge

UPVC double glazed sliding doors to rear aspect, two covered radiators, fireplace with solid surround, wall lights.

Kitchen/breakfast room

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, inlaid hob with extractor fan above, integrated oven/grill/microwave, integrated fridge and freezer, integrated dishwasher, tiled effect flooring, double glazed window to rear aspect and window to side with door leading to garden.

Utility room

Fitted wall units with cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for tall standing fridge/freezer, space for cooker, space and plumbing for washing machine, heated towel rail, wall mounted "Worcester" boiler.

Downstairs WC

Consisting of low-level flush WC, wash hand basin with chrome taps, single panel radiator, tiled effect flooring, part tiled walls, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing

UPVC double glazed window to side aspect, loft access with pull down ladder.

Bedroom one

UPVC double glazed window aspect, fitted wardrobes, single panel radiator.

Bedroom two

Double glazed window to rear aspect, wood laminate flooring, single panel radiator, fitted wardrobes,

coved ceiling.

Bedroom three

Double glazed window to rear aspect, single panel radiator, wood laminate flooring, coved ceiling, fitted wardrobe.

Bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, heated chrome towel rail, tiled flooring, obscure UPVC double glazed window to front aspect.

Separate WC

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

Rear garden – approximately 150ft

Large paved patio area leading to lawn sections with mature shrubs and plants bordering, further patio areas and gated rear access, fence enclosed, outside tap.

Detached garage

Up/over door with further off street parking at front.

Front

Paved driveway providing off street parking.

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.

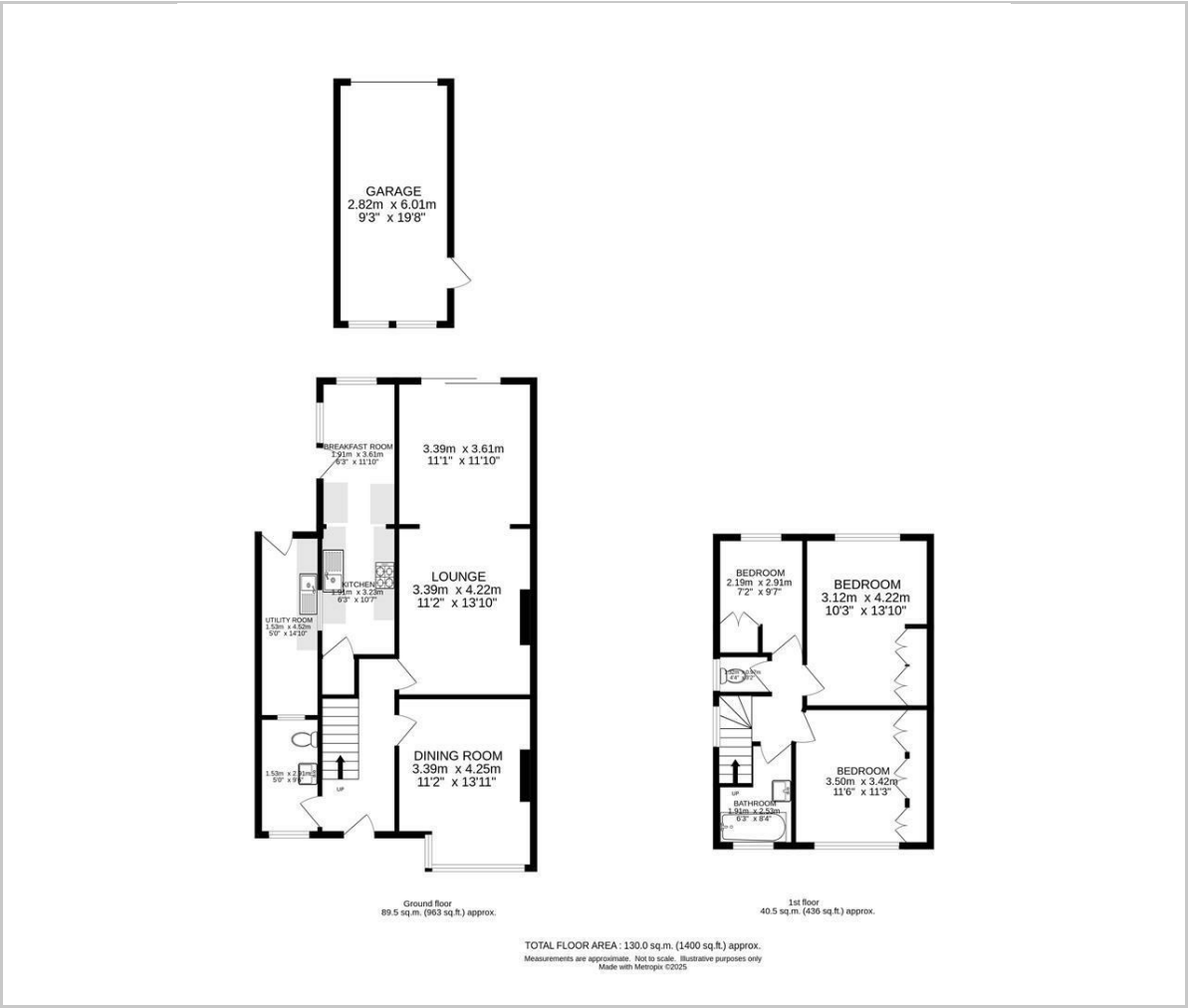








Floor Plan

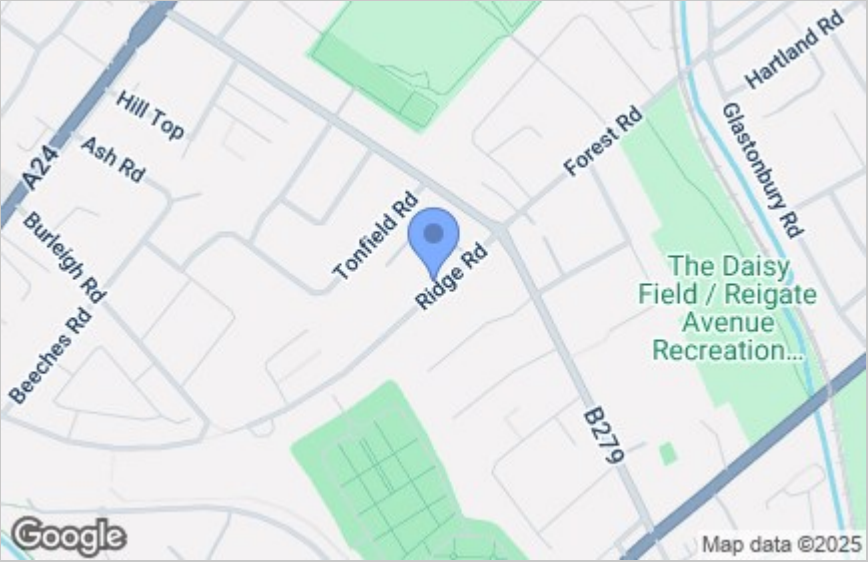


Viewing

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

