



2 Banstead Road South, Sutton, SM2 5LF

Guide price £1,300,000



WH WATSON HOMES
Estate Agents

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****NO ONWARD CHAIN**** Watson Homes are delighted to offer this splendid Detached family home, located In a highly sought after residential road in South Sutton, within easy reach of a selection of excellent primary and secondary schools. The location is also ideal for both Sutton, Carshalton and Carshalton Beeches mainline stations with excellent service into London which are within walking distance making it ideal for commuters.

There are also several convenient bus stops in the surrounding area.

The property offers a wealth of accommodation including a 19ft kitchen/breakfast room, a utility room, an en-suite bathroom, five bedrooms, a 130ft rear garden, a garage and ample off street parking. Viewings are highly recommended.

Accommodation

UPVC double glazed door to..

Entrance porch, quarry tiled step, obscure part glazed wooden front door to..

Spacious entrance hall

Double panel radiator, coved ceiling, wall mounted thermostat, under stairs storage cupboard, wall mounted alarm system.

Lounge

Large UPVC double glazed bay window and door to rear aspect, two double panelled radiators, open fireplace, coved ceiling.

Dining room

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

Kitchen/breakfast room

Range of fitted wood units with matching cupboards and drawers below, granite effect rolltop work surfaces with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, space and plumbing for dishwasher, space for cooker with extractor fan above, space for tall standing fridge/freezer, tiled flooring, double panel radiator, UPVC double glazed window and French doors to rear aspect.

Utility room

Range of fitted wooden wall units with matching cupboard space below, granite effect roll top work surface with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, space for standing fridge/freezer, tiled flooring, single panel radiator, UPVC double glazed window and door to rear aspect, access to garage.

Downstairs WC

Consisting of pull chain flush WC, wash hand basin with chrome mixer tap and storage cupboards below, single panel radiator, tiled flooring, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing

Obscure UPVC double glazed window to front aspect, double panel radiator, loft access, airing cupboard.

Bedroom one

UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobes.

Ensuite bathroom

Consisting of freestanding clawfoot roll top bathtub with Victorian style chrome mixer tap and shower attachment, tiled cubicle with thermostatic power shower, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, double panel radiator, tiled walls, UPVC obscure double glazed bay window to front aspect.

Bedroom two

UPVC double glazed bay window to front aspect, double panel radiator, fitted wardrobes.

Bedroom three

UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobes.

Bedroom four

UPVC double glazed window to front aspect, double panel radiator.

Bedroom five

UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobe and shelving.

Bathroom

Comprising panel enclosed bath with chrome mixer tap, hand attachment plus thermostatic power shower wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, tiled effect flooring, tiled walls, single panel radiator, shaver point, obscure UPVC double glazed window to rear aspect.

Rear garden - approximately 130ft (West facing)

Paved patio area leading to large lawn section with mature shrubs bordering, garden shed, outside tap, side access.

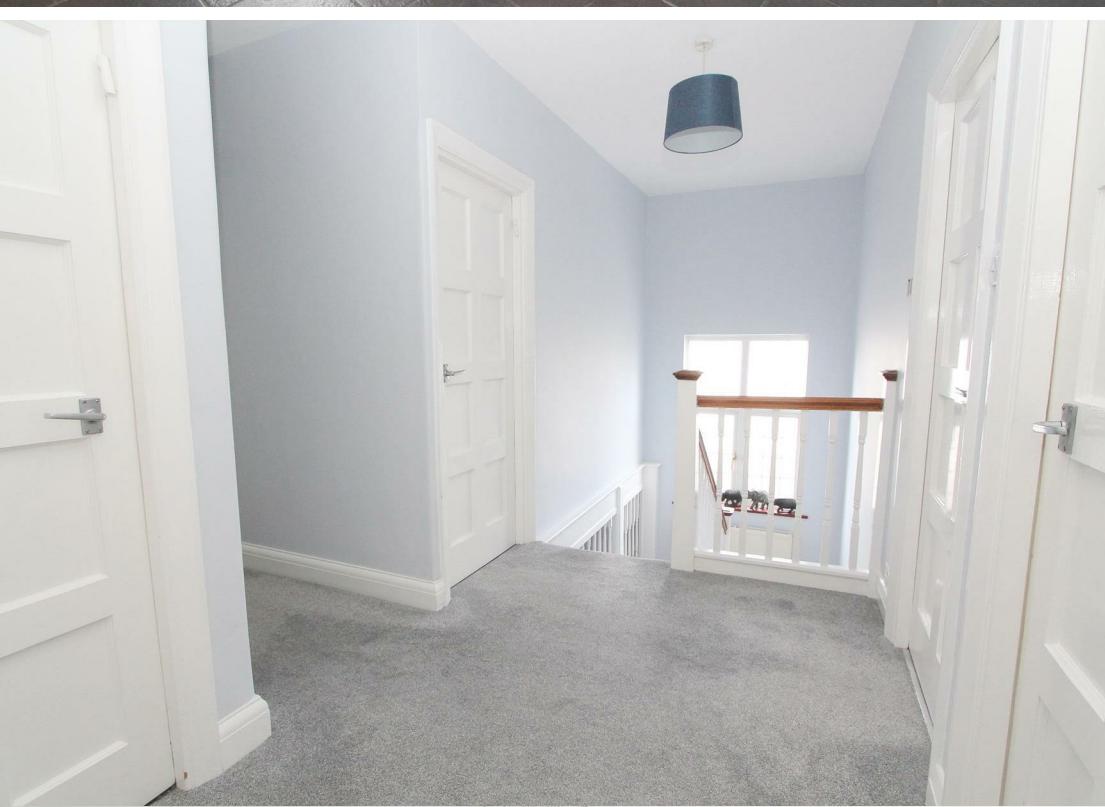
Garage at side

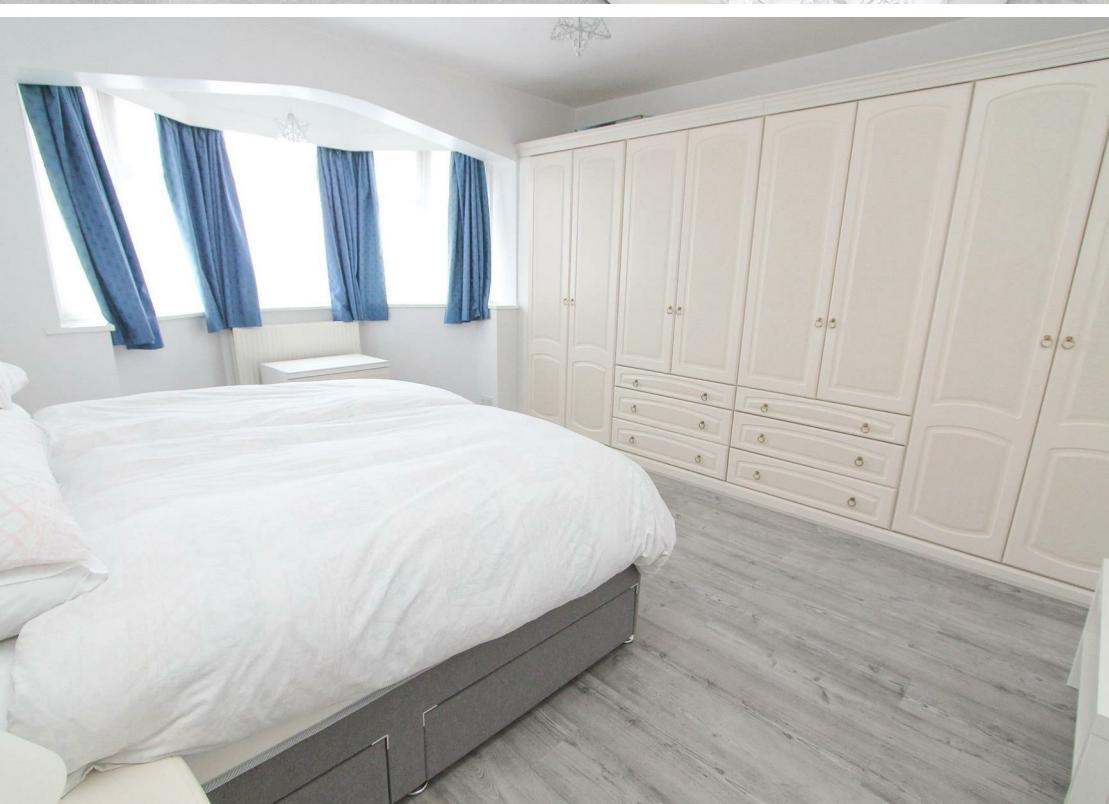
Up/over at front, hardstanding providing further off street parking if desired, wall mounted "Worcester" boiler, large storage cupboard.

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.

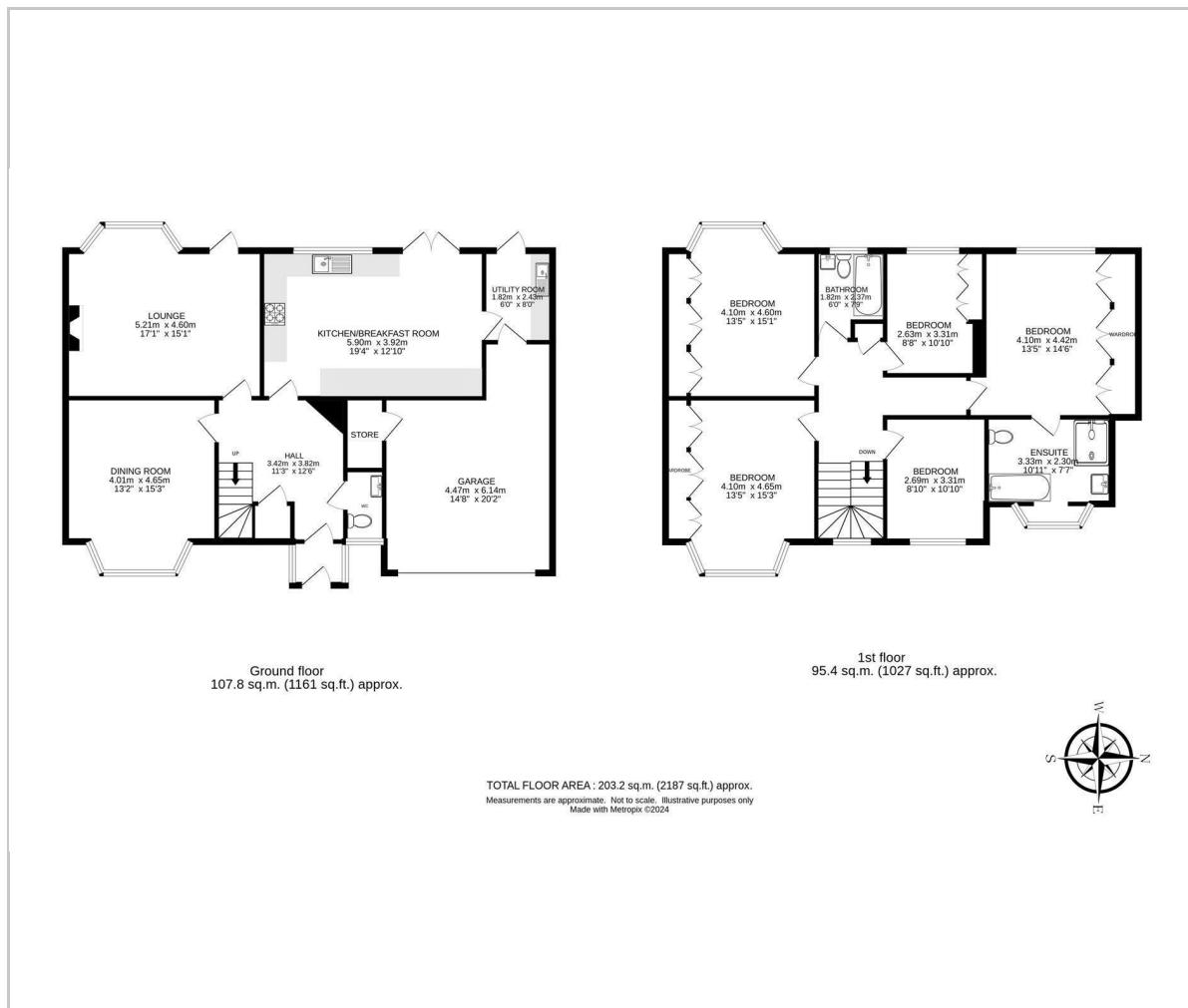








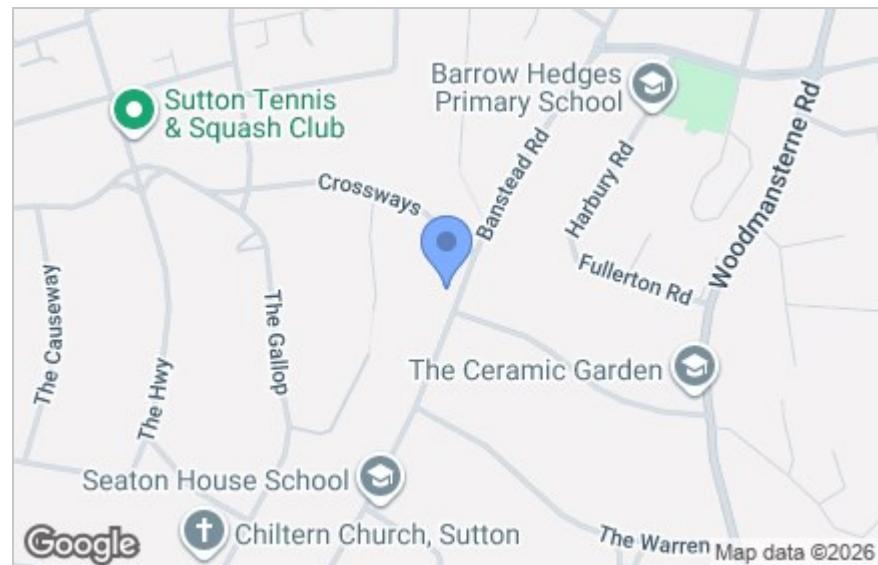
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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