



18 Brandon Road, Sutton, SM1 1RP

£510,000



**WH WATSON HOMES**  
Estate Agents



## 18 Brandon Road, Sutton, SM1 1RP

### Overview

\*\*\* VENDOR SUITED \*\*\* Located on Brandon Road in Sutton, this delightful Victorian semi-detached house offers a perfect blend of classic elegance and modern convenience. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The extended kitchen is a standout feature, designed to meet the needs of contemporary living while maintaining a high standard of finish throughout.

The property boasts two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The well-appointed bathroom and a convenient downstairs cloakroom add to the practicality of this lovely home.

Step outside to discover a beautifully landscaped garden, complete with a summer house, ideal for enjoying the outdoors or hosting gatherings in a tranquil setting. The quiet residential location enhances the appeal, making it a perfect retreat from the hustle and bustle of daily life.

Moreover, this property is conveniently situated close to essential commuter links and local amenities, ensuring that everything you need is within easy reach. This charming home is an excellent opportunity for those seeking a blend of character, comfort, and convenience in a sought-after area. Don't miss the chance to make this delightful property your own.

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### Accommodation

#### Entrance Hall

#### Reception Room

Log burner, built-in shelving and storage cupboards, window seat, double glazed bay window to front aspect with bespoke fitted shutters, fitted carpet, radiator.

#### Dining Room

Fitted carpet, under stairs storage cupboard, radiator.

#### Downstairs WC

WC, wash hand basin with chrome mixer tap, built-in storage cupboard, part tiled walls, extractor fan, double glaze obscure window to side aspect.

#### Kitchen

Range of modern gloss fitted kitchen units and drawers, Quartz worktop, 1.5 bowl stainless steel sink with chrome mixer tap, integrated double oven and microwave, induction hob and extractor fan above, integrated dishwasher and washing machine, tiled flooring, modern radiator, double glazed patio doors leading to garden, built in cupboard, two skylights.

#### Stairs to 1st floor landing

#### Bedroom One

Radiator, fitted carpet, double glazed sash windows to front aspect.

#### Bedroom Two

Radi Aitor, fitted carpet, double glazed window to rear aspect.

#### Bathroom

Freestanding bath tub with chrome mixer tap and hand shower attachment, walk-in shower cubicle with sliding door, thermostatic shower, Wall mounted vanity wash handbasin with chrome mixer tap and storage below, built-in storage cupboard, WC, tiled walls, double glazed obscure window aspect, tile flooring, heated towel rail.

#### Rear Garden

Well maintained landscape garden with large paved patio area, Astroturf lawn, raised flowerbeds, detached summer house, side access.

### 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.









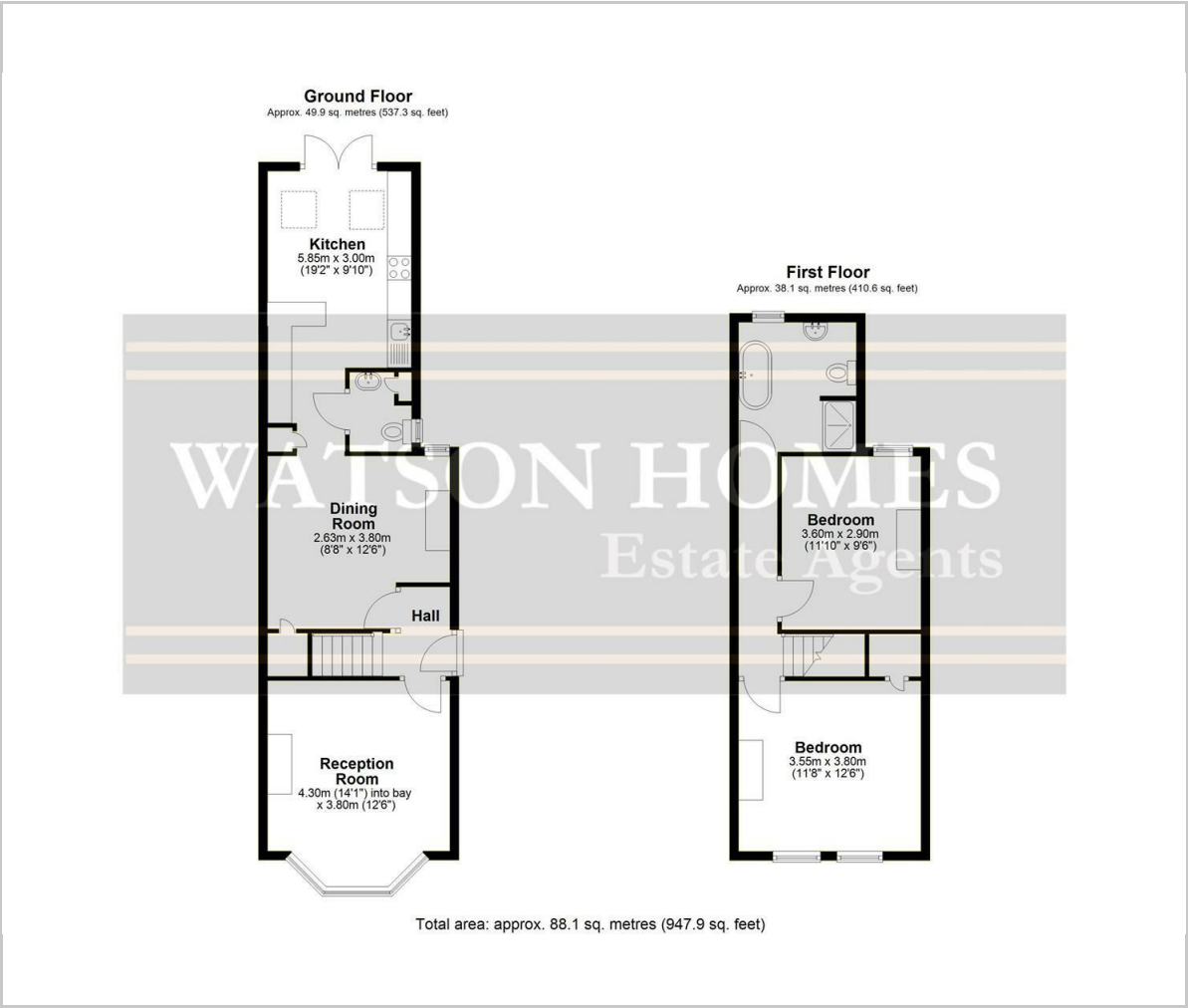








Floor Plan

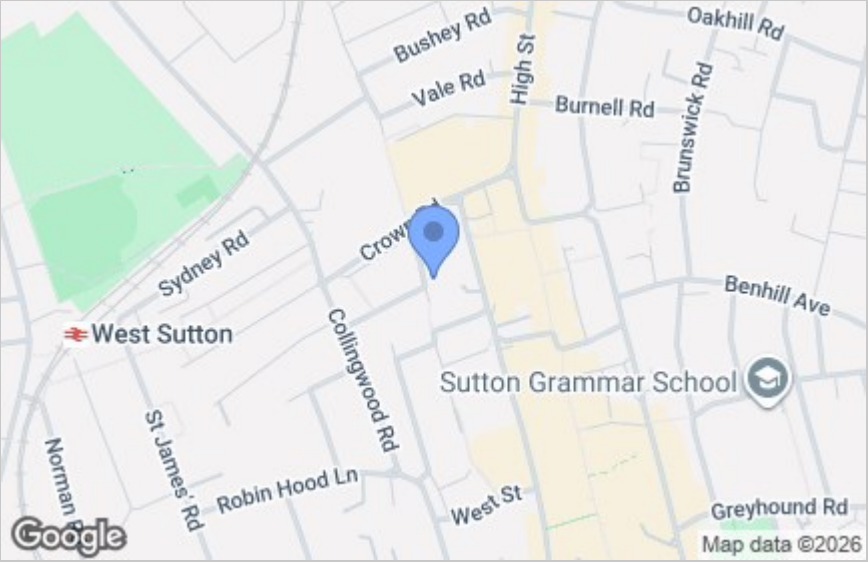


Viewing

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

