



CollingwoodRoad

36 Collingwood Road Sutton SM1 2RZ

Collingwood Road

Imagine life close enough to all amenities, yet with the flexibility of those seeking open space and adventure!

Look no further than Collingwood Road, located perfectly for both West Sutton (links to Wimbledon and underground) and Sutton stations (perfect for Clapham Junction or the Capital itself!)

With a timeless design this fine pair of semi-detached homes are offered to the market freehold and enjoying the benefit of a 10 year NHBC guarantee. Built to a very high specification by Arthur Wait Ltd. These two houses will each have three bedrooms, lounge/diner opening onto garden, luxury fitted kitchen with integrated appliances, plus family bathroom and ensuite shower room. Ample garden space is provided as is private parking (1 space for plot one and 2 spaces for plot two).

Being just a short walk to all of Sutton's amenities and vibrant high street shopping facilities, Collingwood Road is also well positioned for a variety of local schooling. Rarely available in such a convenient location demand is expected to be high, reserve early!

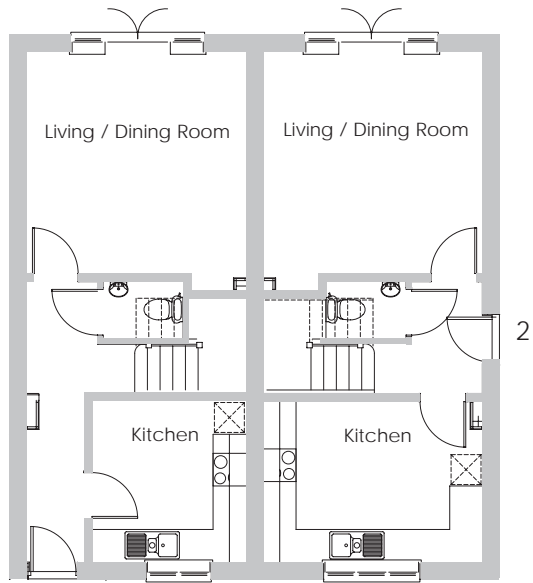


ARTHUR WAIT LTD

At Arthur Wait Ltd we are focused on providing quality individually designed residential properties located in Surrey/South London Middlesex/West Sussex and West Kent. The company has a long established reputation offering self built developments for over 40 years.

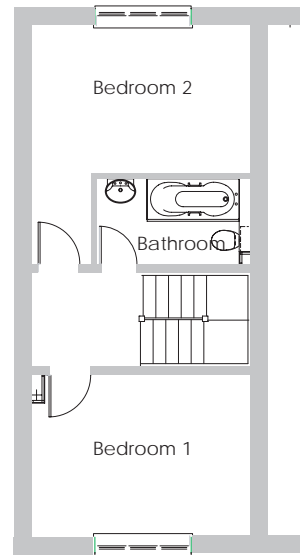


Floor & Site Plans



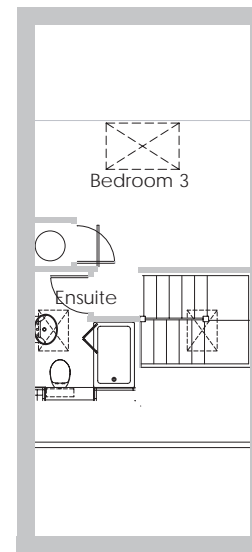
Ground Floor

Living room
4.0m x 4.0m
Kitchen Plot 1
2.8m x 3.0m
Kitchen Plot 2
4.0m x 3.0m

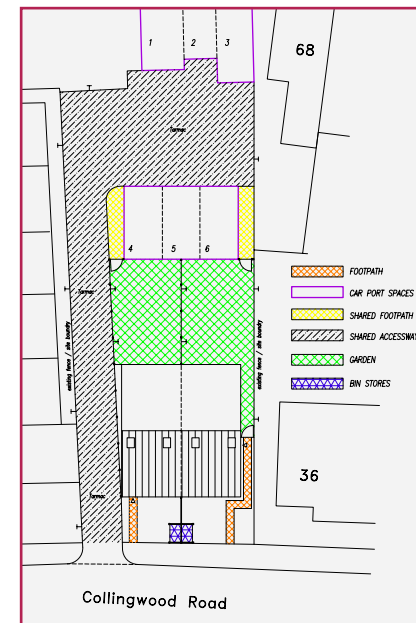


First Floor
(Plot 1 handed)

Bedroom 1
4.0m x 3.0m
Bedroom 2
4.0m x 2.7m(4.4m max)
Bedroom 3
4.0m x 2.7m max



Second Floor
(Plot 1 handed)



Site Plan

Specification

10 year NHBC warranty

Interior

Upvc double-glazed windows & rear french casement doors

Ash veneer internal doors

Mains pressurised central heating and hot water system

Intruder alarm (pre wire only)

Kitchen/cloaks - cushioned vinyl flooring

Carpets to all remaining areas (optional extra)

Downlighting to kitchen, living room and bathrooms

BT/tv/Sky point to living room with BT/tv (& sky point - via magic eye) to bedrooms 1, 2 & 3

Kitchen

Mattonella gloss stone kitchen units with black brazil worktops by Sheraton kitchens

Integrated Electrolux washing machine, dishwasher and fridge freezer

Stainless steel Bosch oven / hob / cooker hood

Bathroom

White sanitaryware with contemporary range chrome plated brassware

Bathroom/ensuite shower room part wall tiled with Minoli tiles

Bathroom/ensuite shower room floors tiled with Minoli tiles

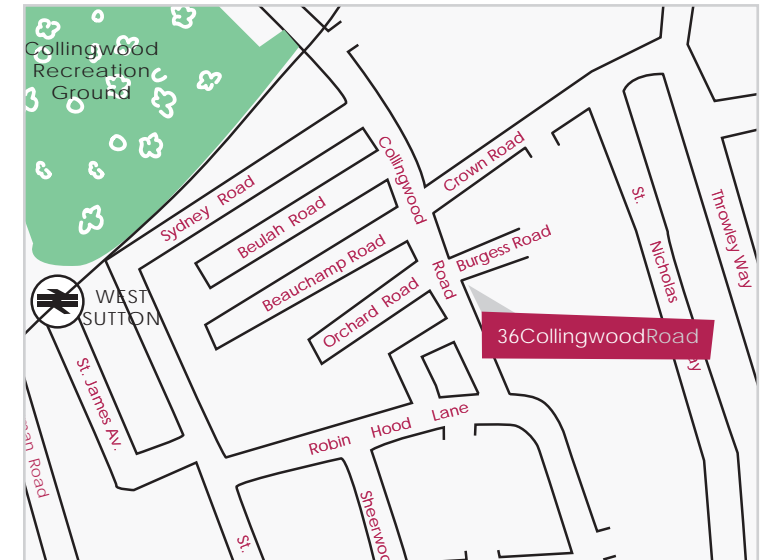
Exterior

Parking bay

Fully landscaped gardens



Spec & Location



For more information or to arrange a viewing contact

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3 Villiers Court, Upper Mulgrave Road, Cheam Village, Surrey, SM2 7AJ
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land@goodfellows.co.uk
www.goodfellows.co.uk

Selling agents



An Arthur Wait Ltd Development



Disclaimer

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitor as to the freehold/leasehold status of the property and any fixtures or fittings. Photographs and images shown are for illustrative purposes only, and do not necessarily represent the finished article. Specification is subject to change without prior notice.

