

Set within what can only be described as one of the areas most coveted South Sutton's location, this is a fabulously grand, four bedroom, three bathroom, three reception room, new built detached home set within an exclusive development of just two properties. What makes this property so special is its refusal to compromise in any way, offering an extremely spacious and contemporary layout over four floors. The fastidious approach of the builder has meant that this property has been built to the highest specifications with great attention to detail with such benefits as the inclusion of solid Oak flooring running throughout the property, underfloor heating, Porcelanosa tiling, CCTV alarm system and windows secured by design. Energy efficiency has also been at the heart of this build, with the most up to date regulations adhered to. From the moment you enter, the expansive high end luxury kitchen/dining room awaits, with large bi-fold doors and ceiling lantern adding extra prestige-matching the handsome look of the high end units, Quartz work surfaces and Neff integrated appliances. A second staircase takes you down to the lower ground floor to the impressive 248 x 1910 living/family room, again complete with full bi-fold doors that open onto another extensive patio area, with glass balustrades and stainless steel handrails that lead up to the sunny 150 south-westerly garden. The sheer size of the lower ground floor also accommodates a 2nd cloakroom and utility room. The front facing bay windowed drawing room offers a smaller cosy living area as well as an office/study and cloakroom. The bedrooms compliment the living space perfectly! There are four fantastic sized bedrooms (and three bathrooms) on the first and second floors all with Rocca sanitaryware and Porcelanosa tiling. Upland Road is a wonderful quiet tree lined road of similar sized properties, conveniently located for excellent schooling (Seaton House, Barrow Hedges, Stanley Park & St Philomenas)



Train Stations

Sutton 0.4 Miles
Carshalton Beeches 0.5 miles

Nearest Schools

Barrow Hedges 0.4
Stanley Park 0.7

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T: 0208 642 1234

E: sales@burnandwarne.co.uk

Bank House, 3 Sutton Court Road, Sutton, Surrey,
SM1 4SY

burn&warne

www.burnandwarne.co.uk

£1,150,000

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- New Detached House
- Four Bedrooms
- Three Reception Rooms
- Three Bathrooms
- 35'5 x 20'4 Kitchen Diner
- Under Floor Heating
- Laminated Double Glazing
- 75'0 Westerly Rear Garden

Accommodation

Ground Floor Accommodation:

- Entrance Hall
- Study 6'6 x 6'6 (1.98m x 1.98m)
- Kitchen Dining Room 35'3 x 20'4 (10.74m x 6.20m)
- Drawing Room 19'2 x 13'5 (5.84m x 4.09m)
- Cloakroom
- Lower Ground Floor
- Living/Family Room 24'8 x 19'10 (7.52m x 6.05m)
- Utility Room 9'7 x 9'1 (2.92m x 2.77m)
- Cloakroom



First Floor

- Bedroom 19'0 x 11'2 (5.79m x 3.40m)
- Ensuite Shower Room
- Bedroom 16'2 x 10'0 (4.93m x 3.05m)
- Bedroom 10'0 x 7'9 (3.05m x 2.36m)
- Family Bathroom
- Second Floor Accommodation
- Bedroom 16'9 x 14'0 (5.11m x 4.27m)
- Ensuite Shower Room

