

Upland Road, Sutton, Surrey SM2 5HW



Asking Price £850,000 Freehold



A beautiful family home perfectly placed in Sutton.

There's a great amount of space available in the house. Bordered on either side by luscious green hedges the driveway has plenty of parking space, as well as a garage on one side.

A bright and inviting entrance hall holds the stairs to the first floor and doors to the dining room, lounge and kitchen. The lounge is going to be one of the most important rooms in the house which has a double patio door running almost wall-to-wall and bringing in a massive amount of natural light. The view of the large size garden is breath taking.

Opposite the lounge is the kitchen and breakfast room, where you will enjoy a bright surrounding that will bring your culinary skills to life. All the modern amenities are

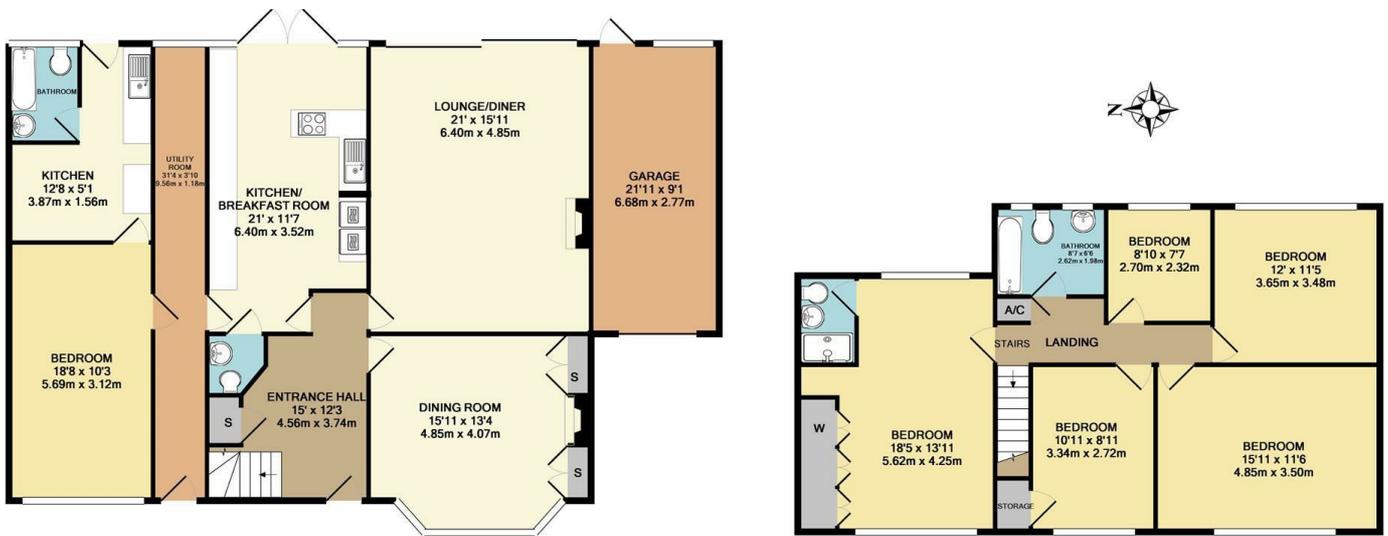
included. There's a cloakroom downstairs too.

Running the width of the house is a utility room and another door to the front of the house. This is useful because on this side is another independent room that can be left open with the property or locked separately as an extra flat. This room here can be a bedroom, an office, a hobby space or gym.

As you go up, on the left, is the master bedroom. There's plenty of natural light with a lot of space. This room is with an en-suite bathroom. There are two more front facing bedrooms which are paired with two rear facing bedrooms. Each one enjoys large windows for plenty of natural light and a lot of space.







GROUND FLOOR
APPROX. FLOOR
AREA 1589 SQ.FT.
(147.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2497 SQ.FT. (231.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 908 SQ.FT.
(84.3 SQ.M.)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		39	52
	EU Directive 2002/91/EC		