



Upland Road | Sutton | Surrey
Offers in Region of £1,150,000





Upland Road, Sutton, Surrey

Offers in Region of £1,150,000 Freehold

A rare opportunity to acquire this contemporary designed detached property in a sought after tree lined road in South Sutton. This stunning family home offers spacious accommodation over four floors all finished to a high specification which includes under floor heating, oak flooring and stair cases, Porcelanosa tiling, integrated Neff appliances and Roca sanitary ware. The ground floor accommodation includes a spacious entrance hall with double doors opening onto the front reception room, a study and an open plan kitchen and dining room with bi-folding doors opening onto a paved patio area and views over the rear garden. The kitchen offers an extensive range of high gloss wall and base units and ceiling lantern above a large kitchen island with integrated Neff induction hob and downdraft extractor. Stairs down to the expansive lower ground floor which offers a cloakroom, utility room and a further spacious reception/family room with bi-folding doors opening onto another patio area. On the first and second floor are four good sized bedrooms and a family bathroom, the master and second bedroom both with luxurious en-suites with Roca sanitary ware and Porcelanosa tiling. Outside there is a block paved front garden with



raised flower beds providing ample off street parking and to the rear the landscaped garden has been cleverly designed to provide recreational space for the whole family. Within walking distance of both Sutton and Carshalton Beeches stations, providing direct links to Central London, and to Sutton town centre which boasts an array of high street and independent stores, restaurants and leisure facilities; the property is also conveniently located for a number of highly regarded primary and secondary schools and for the local shops and restaurants found in Carshalton Beeches.

Entrance Hall

Double glazed window to the side aspect. Part glazed front door. Oak flooring. Under stairs storage cupboard.

Sitting Room

5.84mx4.06m(19'2" x 13'4")

Double glazed bay window to the front aspect. Double doors. Oak flooring.

Cloakroom/WC

Double glazed window to the side aspect. Low level WC, hand basin and tiled floor.

Study

1.96mx1.96m(6'5" x 6'5")

Double glazed window to the side aspect. Oak flooring.

Kitchen / Dining Room

10.54mx6.17m(34'7" x 20'3")

Bi-folding doors opening onto paved sun patio. A range of high gloss wall and base units, double glazed roof lantern above kitchen island with integrated Neff induction hob and downdraft extractor fan. Integrated Neff oven, grill, dishwasher and plate warmer. Stone floor. The dining area has further high gloss floor to ceiling units with space for fridge freezer and oak flooring.

Down To Lower Ground Floor

Double glazed window to the side aspect.

WC

Low level WC, hand basin and inset mirror. Stone floor.

Utility Room

Wall mounted Vaillant boiler and Megaflo cylinder. Base units with stainless steel sink and drainer unit and space for washing machine and tumble dryer.





Reception Room

7.19mx6.05m(23'7" x 19'10")

Bi-folding doors leading out to decked area. Oak flooring.

First Floor Landing

Double glazed window to the side aspect. Storage cupboard.

Master Bedroom

5.84mx3.35m(19'2" x 11'0")

Double glazed bay window to the front aspect. Oak flooring.



En-suite Wet Room

Double glazed window to the front aspect. Double shower cubicle, low level WC and hand basin set within vanity unit.

Bedroom Three

4.93mx3.05m(16'2" x 10'0")

Double glazed window to the rear aspect. Oak flooring.

Bedroom Four

3.02mx2.36m(9'11" x 7'9")

Double glazed window to the rear aspect. Oak flooring.



Family Bathroom

Double glazed window to the side aspect. Shower above a panel enclosed bath, low level WC and hand basin within vanity unit.



Second Floor Landing

Eaves storage.

Bedroom Two

5.18mx4.27m(17'0" x 14'0")

Double glazed window to the rear aspect. Double glazed Velux.
Oak flooring.

En-suite Wet Room

Double glazed Velux. Shower, low level WC and hand basin.
Tiled floor.





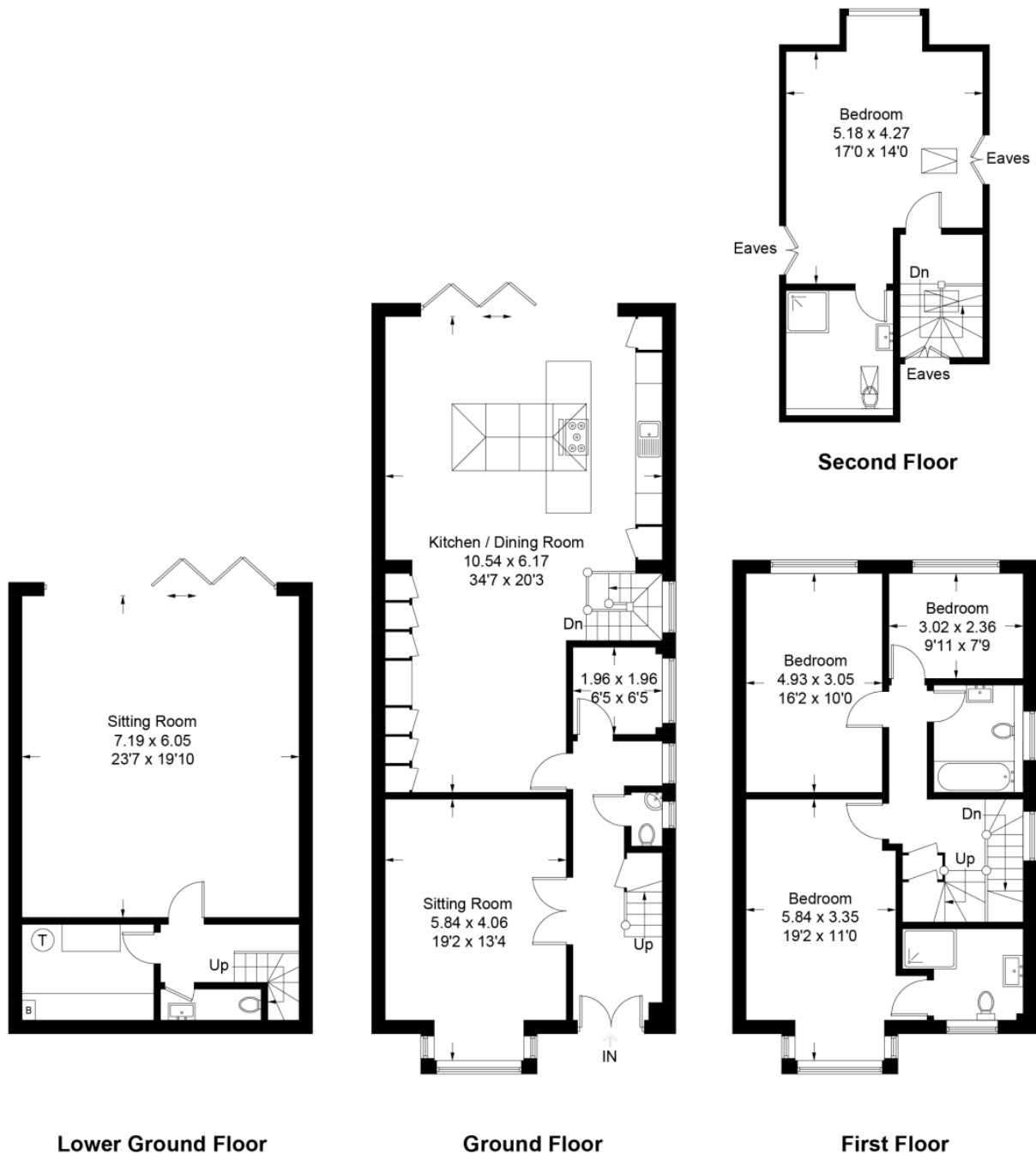
Outside

Block paved drive providing off street parking. Raised flower and shrub borders.

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- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

Your View...

Approximate Gross Internal Area = 258.4 sq m / 2782 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID396229)

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Goodfellows Branch Network



Local Authority
London Borough of Sutton

Agents Notes

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

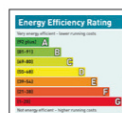
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For full EPC please contact the branch