



Cedar Road, Sutton, , SM2 5DJ

Asking Price £1,000,000

HUNTERS<sup>®</sup>  
EXCLUSIVE



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Cedar Road, Sutton, , SM2 5DJ

**Asking Price £1,000,000**

Welcome to Cedar Road, Sutton - a stunning Edwardian house with endless potential! This magnificent property boasts 2 reception rooms, 6 bedrooms, and 4 bathrooms split over 5 levels, offering ample space for a growing family or those who love to entertain.

With a generous 2800 square feet of living space, this house provides the perfect canvas for creating your dream home. The property features a separate garden lodge complete with plumbing and electricity, offering a unique space for a home office, studio, or guest accommodation.

Parking is always a breeze with space for 2 vehicles, a rare find in this bustling area. The layout of the house also presents an exciting opportunity for a House of Multiple Occupation (HMO) subject to all relevant permissions and applications, making it an ideal investment for those looking to maximise rental income.

The charm of this Edwardian property is evident in its spacious rooms, high ceilings and period features, creating a warm and inviting atmosphere. The location on Cedar Road is highly sought after, offering a peaceful retreat from the hustle and bustle of city life while still being conveniently located near local amenities and a short walk to Sutton mainline station.

Don't miss out on the chance to own this spacious and versatile property with endless possibilities. Book a viewing today and let your imagination run wild in this beautiful home!







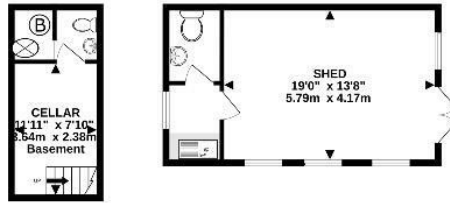


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	41	41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

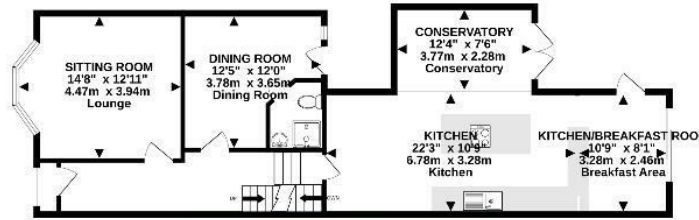
**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

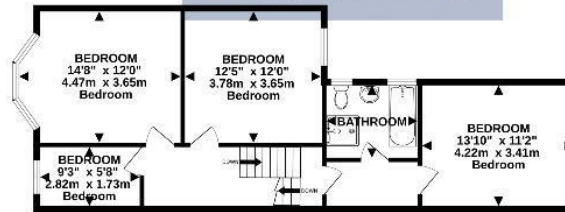
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GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



2ND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 2742 sq.ft. (254.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
0208 432 2347 | Website: [www.hunters.com](http://www.hunters.com)

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