



**Upland Road, South Sutton, Surrey, SM2 5HW**  
**Offers in Excess of £950,000**

**'A Rare Gem'** Offered to the market for the first time in many years is this delightful Arts & Crafts style 5 bedroom, detached family home occupying approximately a 1/3 acre of land. The property offers NO ONWARD CHAIN and although well loved by the family for over 20 years requires a full refurbishment throughout, with scope to modernise and extend STPP. Its full of character and charm reflecting its era with a beautiful Inglenook fireplace, galleried landing, 2 reception rooms, kitchen breakfast room, 5 bedrooms, and sizeable rear garden, garage and driveway. Located ideally in a sought after location within easy access of the amenities of Carshalton Beeches and Sutton along with mainline stations, selection of shops and highly regarded schools and nurseries are also positioned near by. Internal viewing is a necessity to appreciate what this property has to offer.



**\*23'5 Triple Aspect Living Room \*5 Double Bedrooms -  
Master 23'5 Triple Aspect  
\*Kitchen/Breakfast Room/Utility Room & Pantry  
\*Detached Double Garage & Off Street Parking +  
1/3 Acre Rear Garden**

### **Canopied Front Door**

**Central Entrance Hall - 11' 4" x 12' 1" (3.45m x 3.68m)**  
Large and spacious entrance hallway, storage cupboard, doors to:

**Living Room - 23' 5" x 12' 0" (7.13m x 3.65m)**  
Triple aspect living room with large feature fireplace, wall panelling and wooden ceiling beams, doors to garden, radiator and carpet, doors to garden. Internal doors to:

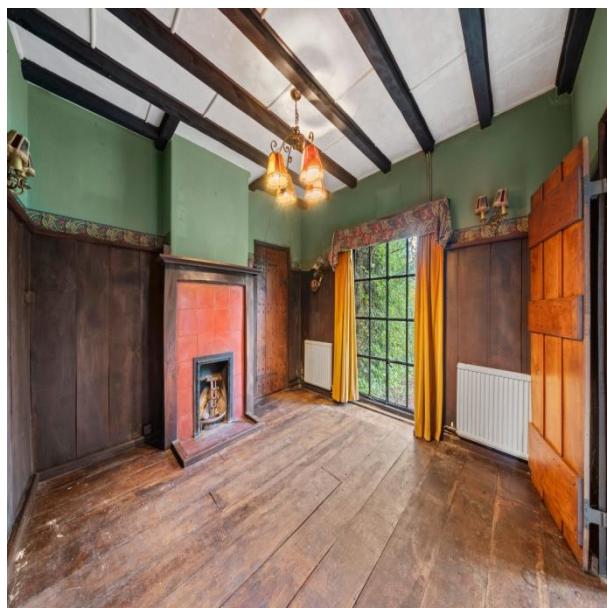
**Dining Room - 11' 10" x 12' 11" (3.60m x 3.93m)**  
Wooden floor and wall panelling, ceiling beams, doors to garden, fireplace, storage cupboard. Door to utility room.

**Kitchen/Breakfast Room - 9' 1" x 12' 5" (2.77m x 3.78m)**  
Kitchen 7'5 x 8'8" (2.25m x 2.63m) aspect leading through to: Breakfast Room 9'1" x 12'5" (2.76m x 9.79m) Storage cupboard, door to utility room & garden

**Utility room - 6' 4" x 12' 5" (1.93m x 3.78m)**  
Leading through to the Pantry. Door to dining room. Window to side aspect.

**Pantry - 5' 11" x 11' 4" (1.80m x 3.45m)**  
Leading from utility room. Rear aspect. Door to garden

**Stairs to First Floor Landing - 11' 0" x 12' 11" (3.35m x 3.93m)**  
Doors to:



**Bedroom 1 (Master) - 23' 5" x 15' 7" (7.13m x 4.75m)**

Large bedroom with beamed ceilings and triple aspect windows, fitted cupboard, fireplace, carpet, radiator.

**Bedroom 2 - 12' 4" x 12' 6" (3.76m x 3.81m)**

Rear aspect

**Bedroom 3 - 9' 4" x 12' 11" (2.84m x 3.93m)**

Rear aspect, storage cupboard

**Bathroom**

Front aspect

**2nd Bathroom - 7' 4" x 7' 6" (2.23m x 2.28m)**

Front aspect

**Separate WC**

Side aspect

**Stairs to Second Floor Landing - 8' 1" x 12' 11" (2.46m x 3.93m)**

Large Eaves storage space

**Bedroom 4 - 15' 1" x 15' 6" (4.59m x 4.72m)**

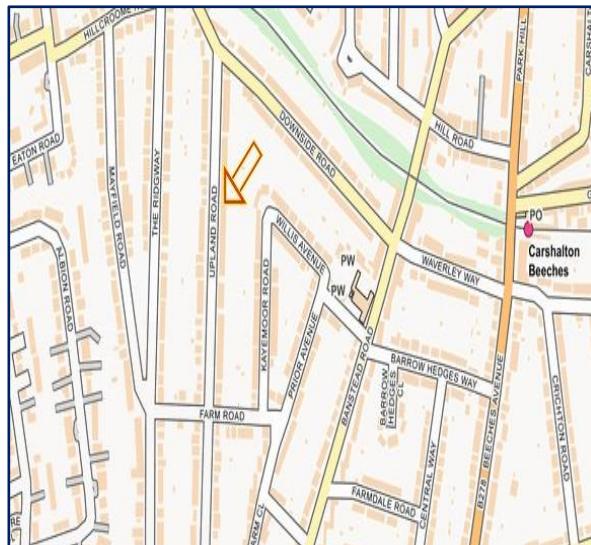
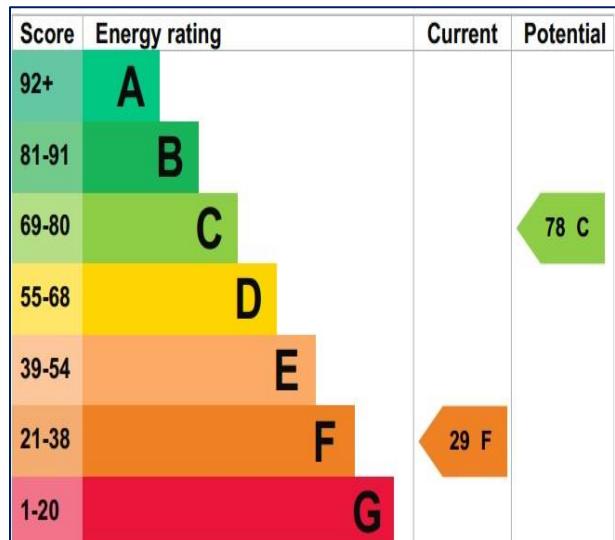
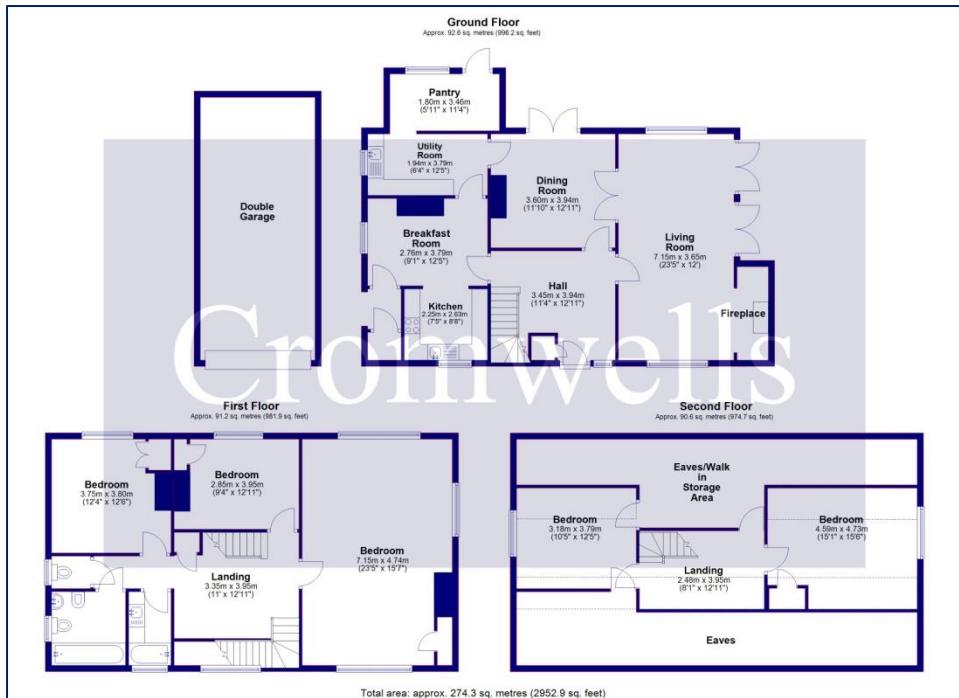
Side aspect, fitted cupboard.

**Bedroom 5 - 12' 11" x 12' 5" (3.93m x 3.78m)**

Side aspect, door leading to walk in eaves storage

**Large Eaves Storage front and rear with access from both bedrooms -**

**Outside - Outside WC****1/3 Acre Rear Garden & Grounds****Double Detached Garage****Front Garden & Driveway for Off Street Parking**



**Council Tax - G**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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