



**Langley Park Road, Sutton**

**£675,000**



 4  2  2

**Freehold | EPC rating: C**

- Spacious 4-Bedroom Townhouse
- Private Rear Garden and Roof Terrace
- Master Bedroom with En-Suite

- Contemporary open-plan kitchen-Diner
- Garage and Driveway
- Sought-after Location in South Sutton

**BELVOIR!**

Property is personal

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## Description

Welcome to this sophisticated mid-terrace residence nestled in the sought-after location in South Sutton. This beautifully presented 4-bedroom town house blends contemporary living with timeless elegance, offering everything the modern family desires.

On the ground floor through the hallway, it is an open-plan kitchen and dining room, where sleek high-gloss cabinetry, integrated appliances, and a central cooking island as the focal point when you enjoy your times with friends and family. French doors lead to the east-facing rear garden. There is a downstairs cloakroom for the guests.

Upstairs on the first floor, is the reception room with a private roof terrace ideal for morning coffee or unwinding after a long day. The main bedroom is a sanctuary of style, complete with luxurious decor, built-in wardrobes for ample storage, and a 3-piece en-suite for added privacy.

On the second floor are two double bedrooms, a single bedroom, and a family bathroom. All bedrooms are well-proportioned, offering versatility for families, home offices, or guest accommodation. The property also boasts a spacious layout with ample of storage, a secure integral garage and driveway for off-street parking.

Tucked away in a peaceful yet highly connected area, you're just a short walk from Sutton town centre and Sutton Train station with direct transport links into Central London. There are reputable primary and secondary schools, such as Devonshire Primary, Avenue Primary, Harris Academy Sutton, and Sutton High School. Local parks and amenities to fulfil the needs of a growing family. Homes of this calibre don't stay on the market for long!

## Photographs



## Rooms

### KITCHEN/DINING ROOM

6.6m x 5m (21'8" x 16'5")

### GROUND FLOOR WC

1.87m x 0.9m (6'1" x 3'0")

### RECEPTION ROOM

5m x 3.71m (16'5" x 12'2")

### ROOF TERRACE

2.64m x 2.35m (8'8" x 7'8")

### MAIN BEDROOM

5m x 3.33m (16'5" x 10'11")

### ENSUITE

2.64m x 1.68m (8'8" x 5'6")

### BEDROOM 2

3.8m x 2.6m (12'6" x 8'6")

### BEDROOM 3

4.12m x 2.6m (13'6" x 8'6")

### BEDROOM 4

3m x 2.32m (9'10" x 7'7")

### BATHROOM

2.33m x 2.23m (7'7" x 7'4")

### DRIVEWAY

5.9m x 5.13m (19'5" x 16'10")

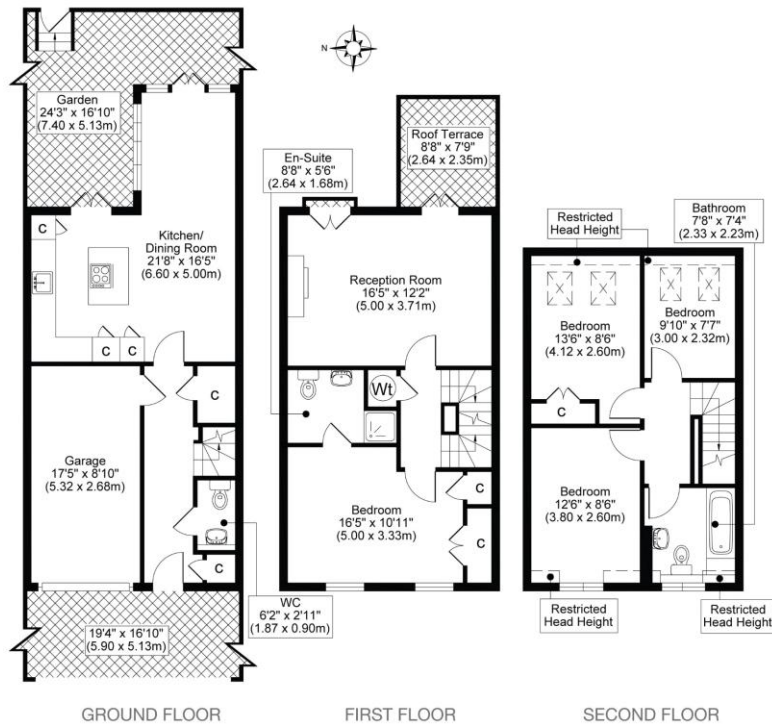
### GARDEN

7.4m x 5.13m (24'4" x 16'10")

## Floorplan

### LANGLEY PARK ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1477 SQ.FT (137 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1294 SQ.FT (120 SQ.M)



## Map



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