



Certified Property Measurer RICS

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem.com 2023. REF: 1052391



**The Ridgway, Sutton, SM2**  
 Approximate Area = 3264 sq ft / 303.2 sq m (includes garage & excludes courtyard)  
 Limited Use Area(s) = 29 sq ft / 2.7 sq m  
 Total = 3293 sq ft / 305.9 sq m  
 For identification only - Not to scale

Denotes restricted head height



# THE RIDGWAY, SUTTON SM2 5JY

GUIDE PRICE £1,500,000

\*GUIDE PRICE £1,500,000- £1,600,000\*

A SIMPLY STUNNING 6-BEDROOM EDWARDIAN DETACHED FAMILY HOME LOCATED ON ONE OF SOUTH SUTTONS PREMIER ROADS WITH EASY REACH OF A HOST OF AMENITIES INCLUDING FANTASTIC SCHOOLS, TRANSPORT FACILITIES, SHOPS, RESTAURANTS, AND LEISURE FACILITIES.

THE PROPERTY BENEFITS FROM 3 SUPERB RECEPTION ROOMS PLUS A FANTASTIC KITCHEN/DINER WITH ACCESS TO THE SIDE COURTYARD AND REAR GARDEN.

ON THE FIRST FLOOR YOU WILL FIND THE MASTER BEDROOM WITH WALK THROUGH DRESSING AREA LEADING TO A CLASSIC EN-SUITE BATHROOM. THERE IS FURTHER 2 DOUBLE BEDROOMS AND FAMILY SHOWER ROOM LOCATED ON THE FIRST FLOOR PLUS A FURTHER THREE BEDROOMS LOCATED ON THE SECOND FLOOR.

THE PROPERTY ALSO BENEFITS FROM A GROUND FLOOR CLOAKROOM WITH ACCESS TO THE GARAGE WHICH INCLUDES KITCHEN FACILITIES AND WITH SOME INVESTMENT COULD MAKE THE PERFECT ANNEX FOR FAMILY SSTP. THERE IS ALSO PARKING FOR MULTIPLE CARS AT THE FRONT OF THIS PICTURESQUE HOUSE.

CALL CHRISTIES TODAY TO ARRANGE A VIEWING.

- 6 BEDROOM DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- 4 RECEPTION AREAS
- COUNCIL TAX BAND G
- EPC RATING E

