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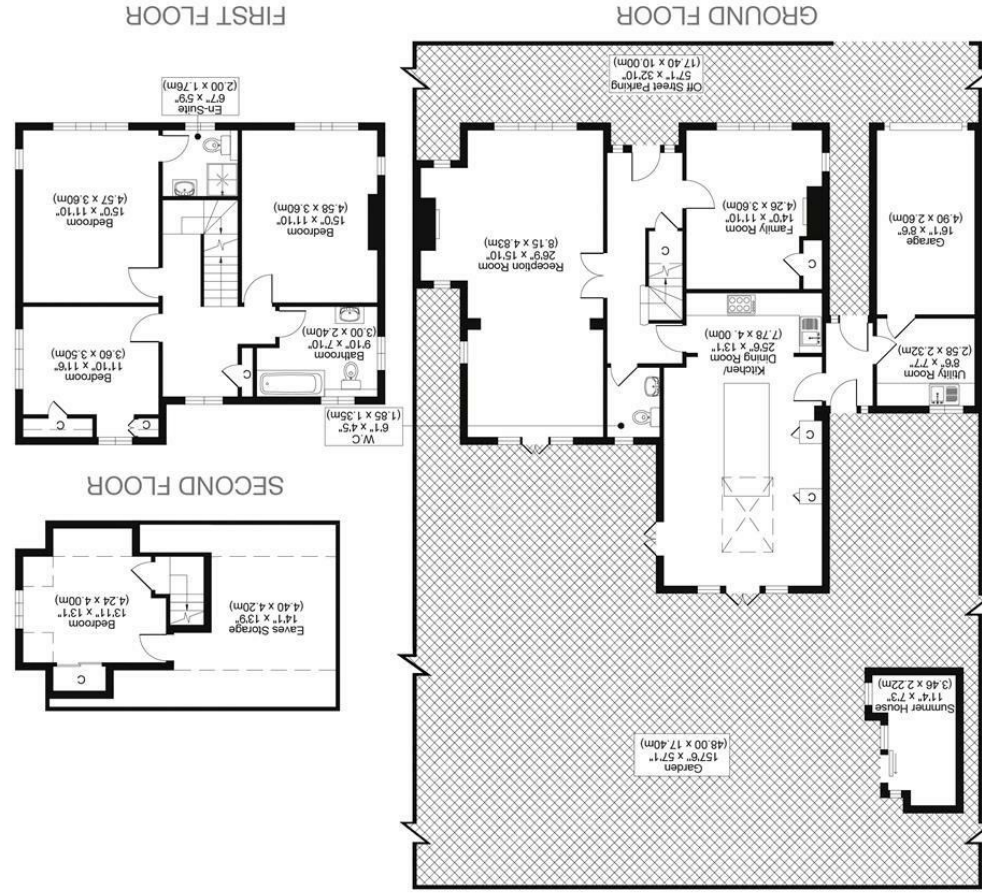
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



THE GALLOP, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT, EAVES STORAGE, OUTBUILDING & GARAGE 2463 SQ.FT (229 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT, EAVES STORAGE, OUTBUILDING & GARAGE 2107 SQ.FT (196 SQ.M)



CHRISTIES



THE GALLOP, SUTTON SM2 5SA

GUIDE PRICE £1,300,000

£1,300,000-£1,350,000

WE ARE DELIGHTED TO BE ABLE TO OFFER FOR SALE THIS SUPERBLY PRESENTED FOUR BEDROOM DETACHED CHARACTER HOME WHICH IS ENVIABLY LOCATED ON ONE OF THE MOST SOUGHT AFTER ROADS IN SOUTH SUTTON.

THE GROUND FLOOR OF THE PROPERTY OFFERS A FANTASTIC SIZE RECEPTION ROOM WITH FEATURE FIREPLACE, FAMILY ROOM WITH PLENTY OF SPACE FOR FAMILY TIME, BEAUTIFUL KITCHEN/DINER WITH BEAUTIFUL VIEWS OF THE GARDEN. THE KITCHEN ALSO LEADS TO A UTILITY ROOM AND INTERNAL ACCESS TO THE GARAGE.

ON THE FIRST FLOOR YOU ARE PRESENTED WITH THREE SPACIOUS DOUBLE BEDROOMS, WITH MASTER BENEFITING FROM ENSUITE AND A LUXURIOUS FAMILY BATHROOM.

CONTINUING TO THE TOP FLOOR YOU ARE PRESENTED WITH A ANOTHER DOUBLE BEDROOM AND ACCESS TO THE AMPLE EVE STORAGE.

ADDITIONAL BENEFITS INCLUDE, CARTRIDGE DRIVEWAY FOR MULTIPLE CARS, FANTASTIC GARDEN WITH OUTHOUSE WITH ELECTRIC, AND POTENTIAL TO EXTEND S.T.P.P (SUBJECT TO PLANNING PERMISSION)

- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- FURTHER POTENTIAL TO EXTEND (S.T.P.P)
- COUNCIL TAX BAND G
- EPC RATING D

