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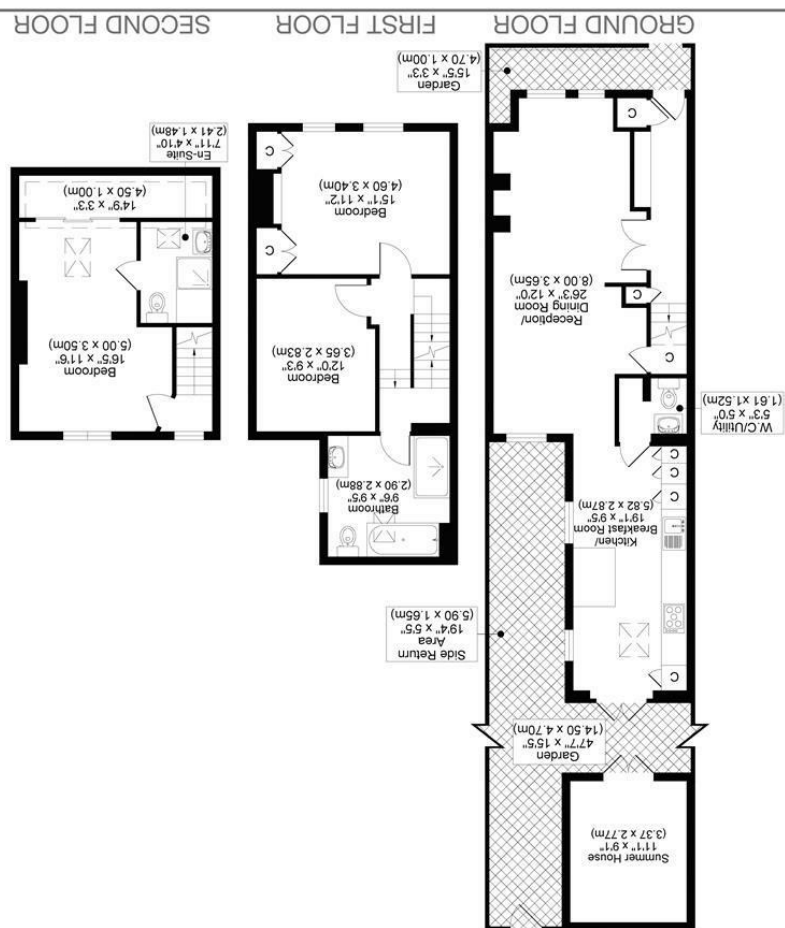
RICS

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.



TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT & OUTBUILDING 1418 SQ.FT (132 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT & OUTBUILDING 1256 SQ.FT (117 SQ.M)

MONTPELLIER ROAD, SM1



CHRISTIES



# MONTPELIER ROAD, SUTTON SM1 4QE

OFFERS IN EXCESS OF £650,000

A WONDERFUL OPPORTUNITY TO PURCHASE THIS 3-BEDROOM LUXURY FAMILY HOME LOCATED UNDER HALF A MILE FROM SUTTON TOWN CENTRE AND ITS HOST OF AMENITIES INCLUDING: SUTTON RAIL STATION OFFERING SOUTHERN & THAMESLINK SERVICES, OUTSTANDING SCHOOLS, SHOPS, RESTAURANTS, AND LEISURE FACILITIES.

THE PROPERTY BENEFITS FROM A BEAUTIFUL LIGHT OPEN PLAN LIVING/ DINING ROOM AND A FANTASTIC BAY WITH SASH WINDOWS. THERE IS ALSO A FABULOUS, FITTED KITCHEN WITH A RANGE OF APPLIANCES, A BREAKFAST BAR, AND DOORS LEADING TO THE TRANQUIL REAR GARDEN, WHICH ALSO BENEFITS FROM A CABIN, PERFECT FOR THOSE WHO WORK FROM HOME!

ON THE FIRST FLOOR YOU ARE PRESENTED WITH TWO FANTASTIC SIZED BEDROOMS, ALL WITH LOVELY LARGE SASH WINDOWS AND A TASTEFUL FAMILY BATHROOM. THE SECOND FLOOR IS HOME TO THE IMPRESSIVE MASTER BEDROOM, WITH ENSUITE AND EVE STORAGE.

ADDITIONAL BENEFITS INCLUDE SOLAR PANELS ON THE ROOF, PERMIT PARKING ON THE ROAD AND MUCH MORE!

- LUXURIOUS FINISH THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- SOLAR PANELS
- COUNCIL TAX BAND D
- EPC RATING C

