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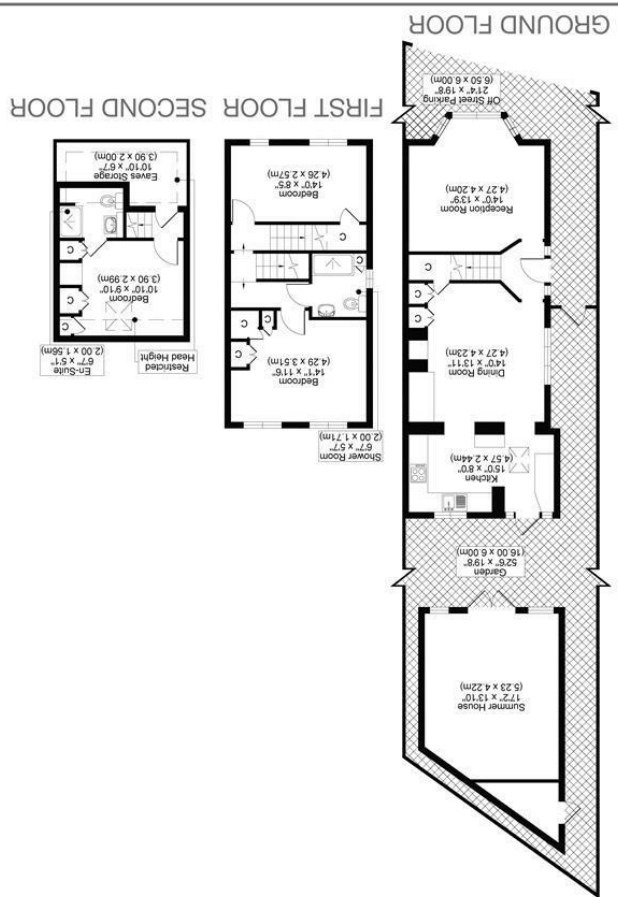
RICS

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 OUTBUILDING & RESTRICTED HEAD HEIGHT & EAVES STORAGE 1478 SQ.FT (137 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING & RESTRICTED HEAD HEIGHT & EAVES STORAGE 1108 SQ.FT (103 SQ.M)  
 BLENHEIM ROAD, SM1



CHRISTIES



# BLenheim Road, Sutton SM1 2PX

OFFERS IN EXCESS OF £625,000

CALL TODAY TO VIEW THIS BEAUTIFULLY PRESENTED THREE-BEDROOM, TWO-BATHROOM, SEMI-DETACHED FAMILY HOME SET WITHIN A POPULAR RESIDENTIAL CUL-DE-SAC. THE PROPERTY IS LOCATED JUST 0.2 MILES FROM SUTTON COMMON RAIL STATION OFFERING THAMESLINK SERVICES AND IS ALSO CONVENIENTLY LOCATED FOR LOCAL SHOPS, RESTAURANTS & SCHOOLS.

ON THE GROUND FLOOR, YOU HAVE A STYLISH LOUNGE, DINING ROOM, MODERN FITTED KITCHEN, AND ACCESS TO YOUR BEAUTIFUL GARDEN.

THE GARDEN BENEFITS FROM A FANTASTIC SUMMER HOUSE, CURRENTLY USED AS A BAR AND ENTERTAINING AREA. HOWEVER, THE POSSIBILITIES ARE ENDLESS.

ON THE FIRST FLOOR, YOU WILL FIND TWO LARGE DOUBLE BEDROOMS AND A TASTEFUL FAMILY BATHROOM.

ON THE SECOND FLOOR, YOU HAVE THE MASTER BEDROOM WITH AN ENSUITE SHOWER ROOM AND FANTASTIC VIEWS!

TO AVOID DISAPPOINTMENT, CALL OUR EXPERIENCED SALES TEAM TODAY TO RESERVE YOUR APPOINTMENT TO VIEW.

- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMINITES
- THREE DOUBLE BEDROOMS
- COUNCIL TAX BAND D
- EPC RATING C

