

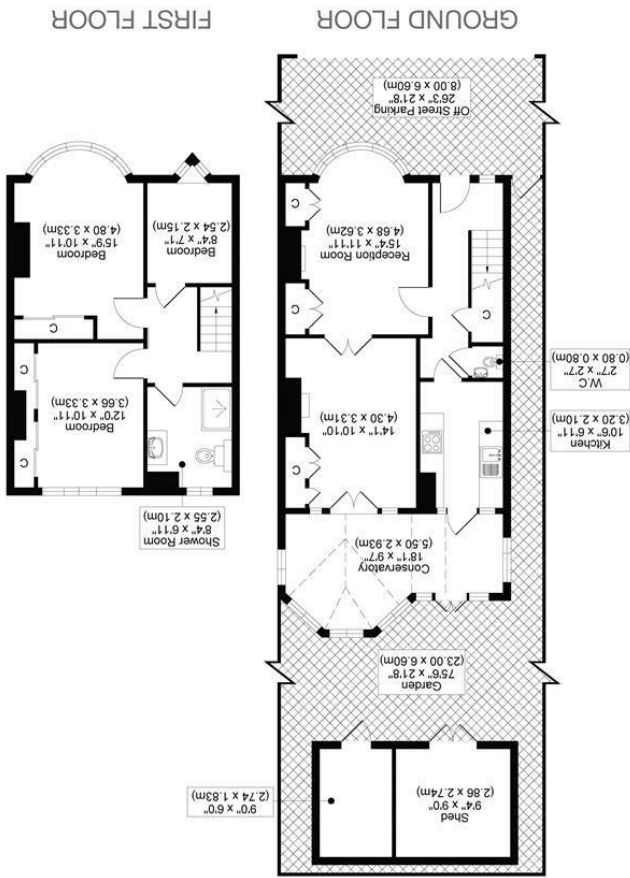


CHRISTIES



RINGSTEAD ROAD, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1272 SQ.FT (118 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1129 SQ.FT (105 SQ.M)



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.

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CHRISTIES



**\*GUIDE PRICE £650,000 - £675,000\***  
SITUATED ON THE CHARMING RINGSTEAD ROAD IN SUTTON, THIS FANTASTIC SEMI-DETACHED HOUSE PRESENTS AN EXCEPTIONAL OPPORTUNITY FOR FAMILIES SEEKING A COMFORTABLE AND STYLISH HOME.

WHILST PLANNING PERMISSIONS HAVE BEEN GRANTED FOR A FRONT PORCH, LOFT CONVERSION AND KITCHEN EXTENSION THIS PROPERTY STILL OFFERS THREE WELL-PROPORTIONED BEDROOMS, 1 BATHROOM AND OFF-STREET PARKING WHICH IS PERFECT FOR THOSE LOOKING TO SETTLE DOWN IN A WELCOMING ENVIRONMENT.

THE LOCATION IS PARTICULARLY APPEALING, WITH OUTSTANDING SCHOOLS, EXCELLENT TRANSPORT LINKS, AND A VARIETY OF AMENITIES ALL WITHIN EASY REACH, PERFECT FOR COMMUTERS AND THOSE DOING DAILY ACTIVITIES AND AT THE END OF A BUSY DAY. THIS MAKES IT AN IDEAL CHOICE FOR FAMILIES LOOKING TO BALANCE CONVENIENCE WITH A SENSE OF COMMUNITY.

IN SUMMARY, THIS THREE-BEDROOM SEMI-DETACHED HOUSE ON RINGSTEAD ROAD IS A WONDERFUL FAMILY HOME THAT COMBINES PERIOD CHARM WITH MODERN POTENTIAL. WITH ITS PRIME LOCATION AND AMPLE SPACE, IT IS SURE TO ATTRACT INTEREST FROM DISCERNING BUYERS. DON'T MISS THE CHANCE TO MAKE THIS DELIGHTFUL PROPERTY YOUR OWN. CALL CHRISTIES TODAY!

- 3 BEDROOM FAMILY HOME
- BEAUTIFUL PERIOD FEATURES
- PLANNING PERMISSION GRANTED FOR A FRONT PORCH, LOFT CONVERSION AND KITCHEN EXTENSION
- IDEAL LOCATION FOR OUTSTANDING SCHOOLS, TRANSPORT LINKS AND AMENITIES
- EPC RATING D
- COUNCIL TAX BAND E

