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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.



SHERWOOD PARK ROAD, SM1
TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT & GARAGE 2400 SQ.FT (223 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT & GARAGE 2250 SQ.FT (209 SQ.M)



CHRISTIES



**** GUIDE PRICE £950,000 - £1,000,000 ****
NESTLED IN THE CHARMING AND SOUGHT-AFTER SHERWOOD PARK ROAD IN SUTTON, THIS SPLENDID PERIOD HOME OFFERS A WONDERFUL BLEND OF TIMELESS CHARACTER AND MODERN COMFORT. BOASTING SIX GENEROUSLY SIZED DOUBLE BEDROOMS, THIS IMPRESSIVE PROPERTY PROVIDES THE IDEAL SETTING FOR FAMILY LIFE, ENTERTAINING, OR VERSATILE WORKING-FROM-HOME ARRANGEMENTS.

UPON ENTERING, YOU'RE WELCOMED BY THREE SPACIOUS AND LIGHT-FILLED RECEPTION ROOMS, EACH FEATURING ELEGANT HIGH CEILINGS THAT ENHANCE THE SENSE OF SPACE AND GRANDEUR. THESE ADAPTABLE ROOMS OFFER ENDLESS POSSIBILITIES, WHETHER YOU'RE AFTER A FORMAL DINING AREA, A COSY LOUNGE, A HOME OFFICE, OR A PLAYROOM.

AT THE HEART OF THE HOME IS A BEAUTIFULLY DESIGNED OPEN-PLAN KITCHEN AND DINING AREA, PERFECT FOR MODERN LIVING. WITH SLEEK FINISHES AND AMPLE SPACE FOR ENTERTAINING, THIS AREA FLOWS SEAMLESSLY INTO THE GARDEN THROUGH BI-FOLDING DOORS, CREATING AN EFFORTLESS INDOOR-OUTDOOR LIFESTYLE – IDEAL FOR SUMMER GATHERINGS AND FAMILY MEALS ALIKE.

THE HOME ALSO BENEFITS FROM THREE WELL-APPOINTED BATHROOMS, ENSURING CONVENIENCE AND PRACTICALITY FOR BOTH RESIDENTS AND GUESTS. EACH BEDROOM SERVES AS A CALM AND PRIVATE RETREAT, WITH THE OVERALL LAYOUT DESIGNED TO ACCOMMODATE THE NEEDS OF MODERN FAMILY LIVING.

- PERIOD HOME
- CHAIN FREE
- SIX DOUBLE BEDROOMS
- EPC RATING E
- COUNCIL TAX BAND: F

