



6 Pylbrook Road

Sutton, SM1 1QZ

Guide price £475,000

Guide price £475,000 - £500,000. Enjoying a quiet residential setting in the center of Sutton, this much-loved two-bedroom family home is surrounded by outstanding state and grammar schools, as well as excellent transport, leisure, and recreational facilities. Internally and externally, it features a stylish design that offers open-plan contemporary living. The sunny lounge leads to a fabulous bespoke kitchen breakfast room with direct garden access, showcasing a central island with seating/bar area and quartz worktops. It includes a full complement of integrated appliances and a laundry room. The master bedroom features a full range of individually designed wardrobes and a matching bedstead, while the second double bedroom also has fitted wardrobes. The luxurious tiled bathroom suite is equipped with a "L" shaped bath with a shower above, vanity storage, and a touchscreen mirror. The rear garden is sunny, featuring decking, a BBQ area with a basin, a storage shed, and outside lighting. The front boasts a newly erected enclosed garden with a tiled entrance approach.

- Sold with no onward chain!
- Exceptionally maintained and presented family home
- Bright & spacious interior
- Cat 6 cabling for internet connectivity throughout
- Under floor heating in Kitchen & living room
- Fully integrated kitchen breakfast room with Quartz work tops
- Luxury 4 piece bathroom suite with power shower
- Bespoke bedroom suite with range of fitted wardrobes
- Sociable garden with storage shed & outside w/c
- Further scope to extend (Stpp)

Viewing

Please contact our Newkeys4me Estate Agent Office on 02086439490 if you wish to arrange a viewing appointment for this property or require further information.



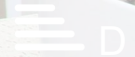
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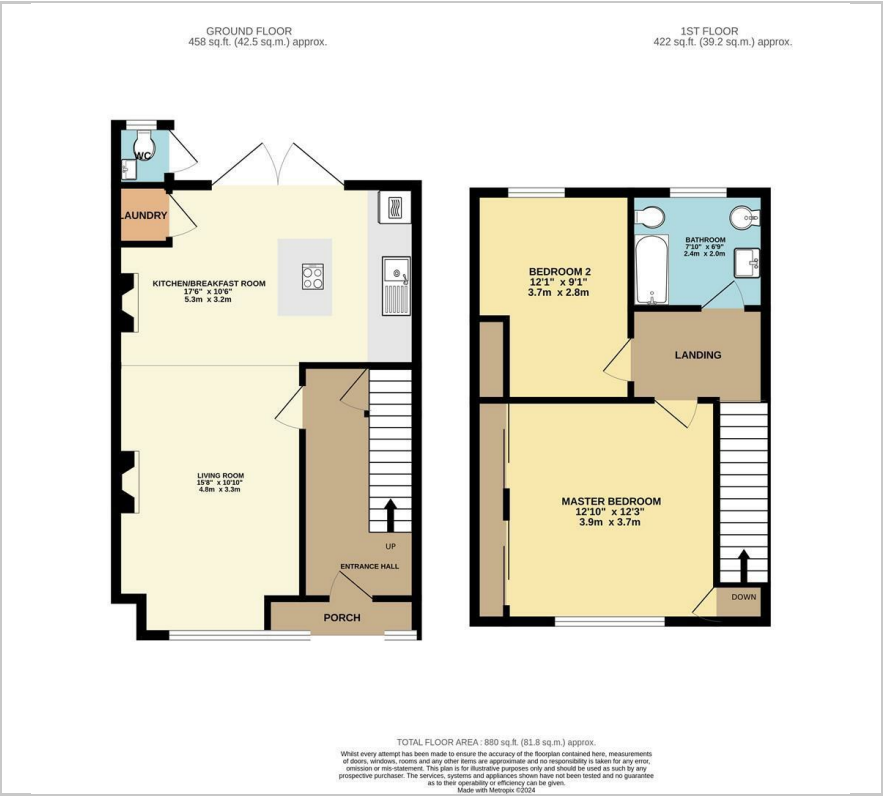


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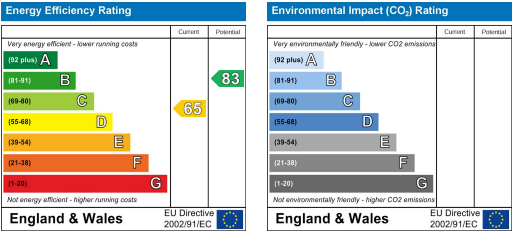
Floor Plan



Area Map



Energy Efficiency Graph



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