

51 Furzedown Road, Sutton, SM2 5QF Guide Price £750,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

An attractive and spacious 3 bedroom detached family home which has been extended on the ground floor to provide flexible living accommodation. The house offers open plan living space with an appealing Southerly aspect garden and plenty of off street parking to the front. Ideally situated in a prime South Sutton/Carshalton Beeches location close to transport links, excellent local schools and amenities.

The property is conveniently located within just a short walk of Belmont station providing excellent fast and frequent links into Central London. Numerous regular bus routes also offer connections to the surrounding area. Banstead High Street is within a short distance for a variety of local amenities, and the area is exceptionally well served by excellent local schools and beautiful open spaces including Oaks Park and Banstead Common. Banstead Common and Oaks Golf Clubs are also nearby for golf enthusiasts.





## ROOMS

### ENTRANCE HALL

**RECEPTION ROOM** 14' 5" (into bay) x 11' (4.39m x 3.35m)

**KITCHEN/DINING/FAMILY ROOM** 23' 1" x 21' 11" (7.04m x 6.68m)

### UTILITY

### WC

### LANDING

**BEDROOM 1** 12' 7" x 10' 10" (3.84m x 3.3m)

**BEDROOM 2** 12' 6" x 10' 10" (3.81m x 3.3m)

**BEDROOM 3** 9' 8" x 8' 9" (2.95m x 2.67m)

### BATHROOM

### SOUTHERLY ASPECT GARDEN

### PARKING FOR SEVERAL CARS

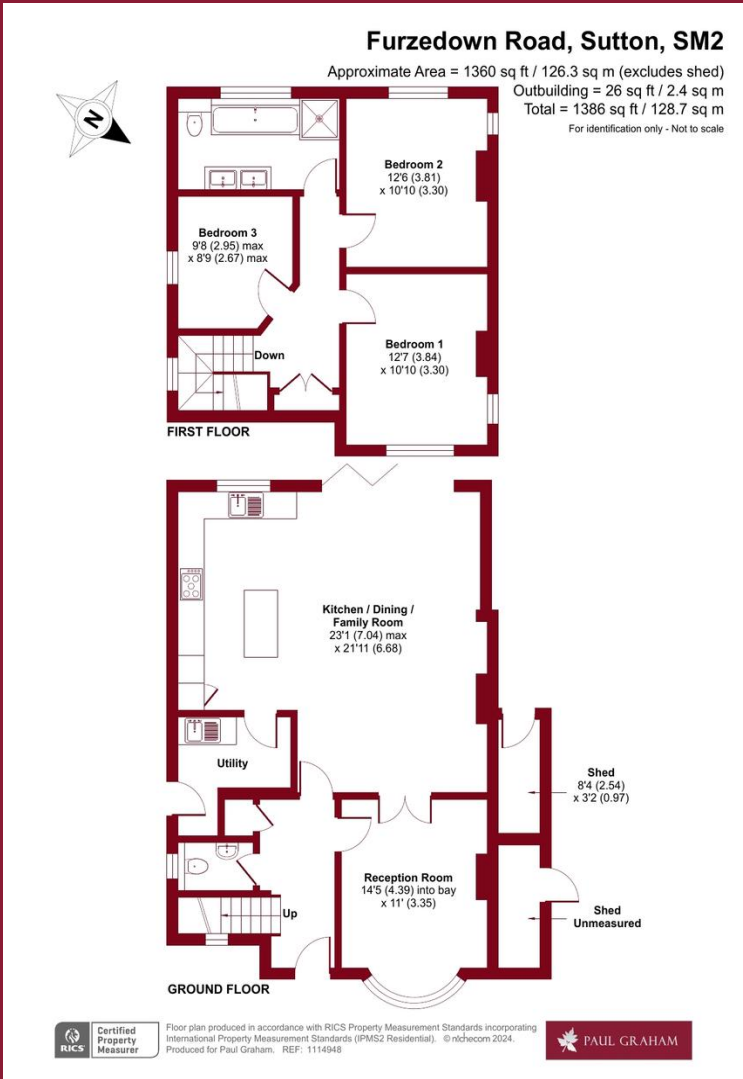
### STORAGE SHEDS



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

## WALLINGTON

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## CARSHALTON

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