



PAUL GRAHAM



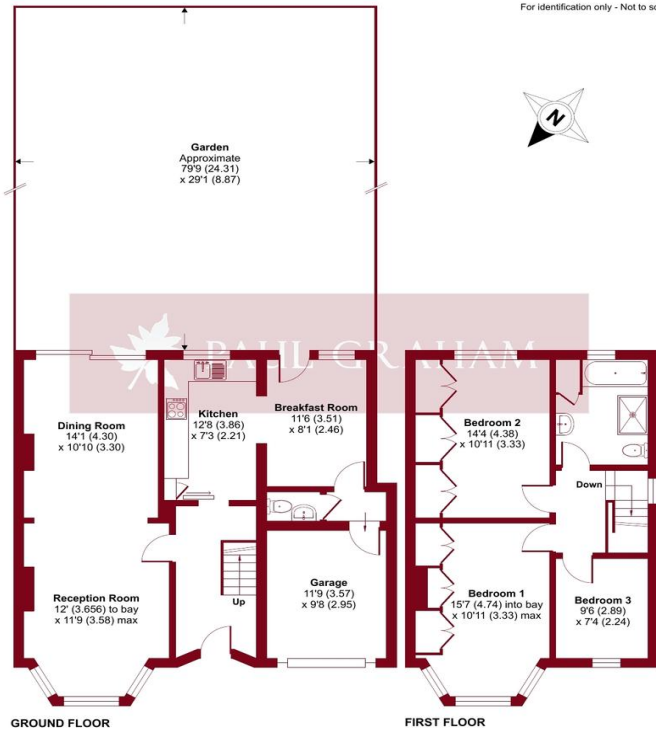
## 29 Rossdale, Sutton, SM1 4JU | **£635,000 Freehold**

This charming and attractive three-bedroom semi-detached house on Rossdale offers a blend of style and comfort. Boasting a bright and spacious through-lounge, a separate kitchen and breakfast room, and the convenience of a downstairs WC, it's perfect for modern family living. The property also features an integral side garage, a large secluded rear garden, and ample potential to extend or develop, subject to planning permissions. Offered with no onward chain, it's an opportunity not to be missed.



## Rossdale, Sutton, SM1

Approximate Area = 1188 sq ft / 110.3 sq m  
Garage = 111 sq ft / 10.3 sq m  
Total = 1299 sq ft / 120.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 2025. Produced for Paul Graham. REF: 1228859

## ENTRANCE HALL

RECEPTION ROOM 12' 0" x 11' 9" (3.66m x 3.58m)

DINING ROOM 14' 1" x 10' 10" (4.29m x 3.3m)

KITCHEN 12' 8" x 7' 3" (3.86m x 2.21m)

BREAKFAST ROOM 11' 6" x 8' 1" (3.51m x 2.46m)

WC

GARAGE 11' 9" x 9' 8" (3.58m x 2.95m)

GARDEN 79' 9" x 29' 1" (24.31m x 8.86m)

BEDROOM 1 15' 7" x 10' 11" (4.75m x 3.33m)

BEDROOM 2 14' 4" x 10' 11" (4.37m x 3.33m)

BEDROOM 3 9' 6" x 7' 4" (2.9m x 2.24m)

BATHROOM

OFF ROAD PARKING

NO ONWARD CHAIN



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk