



PAUL GRAHAM



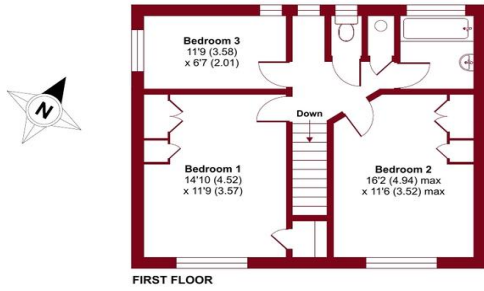
23 Mead Crescent, Sutton, SM1 3QS | **Guide Price £795,000 Freehold**

A stunning three/four double bedroom extended detached period house, located in the highly sought-after Poets Estate. This charming home offers lots of character and spacious accommodation, featuring versatile extended living spaces that can also be used as additional bedroom accommodation. The property is offered with no onward chain and holds exceptional potential for further extension (subject to planning permission), making it an ideal choice for families or professionals.

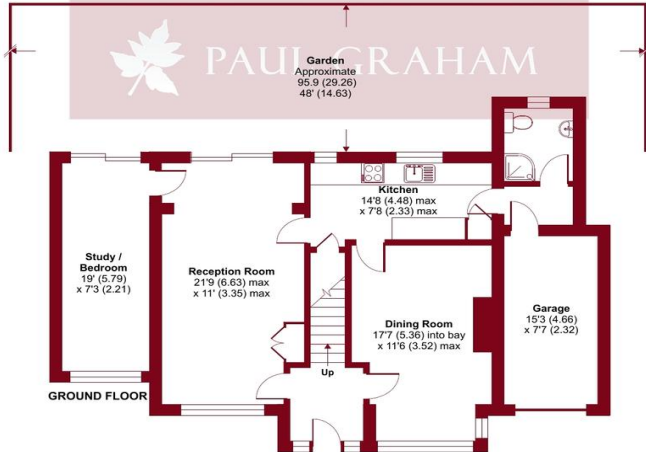
Mead Crescent, Sutton, SM1

Approximate Area = 1576 sq ft / 146.4 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1229378

ENTRANCE HALL

RECEPTION ROOM 21' 9" x 11' 0" (6.63m x 3.35m)

DINING ROOM 17' 7" x 11' 6" (5.36m x 3.51m)

KITCHEN 14' 8" x 7' 8" (4.47m x 2.34m)

STUDY/BEDROOM 19' 0" x 7' 3" (5.79m x 2.21m)

SHOWER ROOM

GARAGE 15' 3" x 7' 7" (4.65m x 2.31m)

GARDEN 95' 9" x 48' (29.18m x 14.63m)

BEDROOM 1 14' 10" x 11' 9" (4.52m x 3.58m)

BEDROOM 2 16' 2" x 11' 6" (4.93m x 3.51m)

BEDROOM 3 11' 9" x 6' 7" (3.58m x 2.01m)

BATHROOM

WC

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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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