

33 Sussex Road, Carshalton, SM5 3LT
£1,100,000 Freehold



PAUL GRAHAM

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DESCRIPTION

This stunning four-bedroom detached home is situated on one of Carshalton Beeches' most sought-after roads and has been extended and finished to an exceptional standard. The heart of the home is the breathtaking open-plan kitchen, dining, and family room, featuring exposed steel beams, built-in ceiling speakers, and Schuco bi-fold doors that open onto a beautifully landscaped garden. Underfloor heating runs through the kitchen, utility room, and downstairs WC, complementing the wood-effect porcelain tiles. The home also boasts a separate sitting room, a playroom, and a utility room, while the upstairs offers four spacious double bedrooms and a luxurious family bathroom fitted with high-end Porcelanosa tiles.



ROOMS

ENTRANCE HALL

SITTING ROOM 14' 8" x 14' 6" (4.47m x 4.42m)

KITCHEN/DINING/FAMILY ROOM 26' 10" x 24' 8" (8.18m x 7.52m)

UTILITY ROOM 6' 2" x 6' 2" (1.88m x 1.88m)

WC

PLAY ROOM/STUDY 10' 4" x 5' 6" (3.15m x 1.68m)

GARDEN 88' 1" x 29' 10" (26.85m x 9.09m)

LANDING

BEDROOM 1 14' 9" x 13' 3" (4.5m x 4.04m)

BEDROOM 2 13' 3" x 12' 0" (4.04m x 3.66m)

BEDROOM 3 3' 3" x 9' 1" (1m x 2.77m)

BEDROOM 4 13' 4" x 7' 11" (4.06m x 2.41m)

BATHROOM

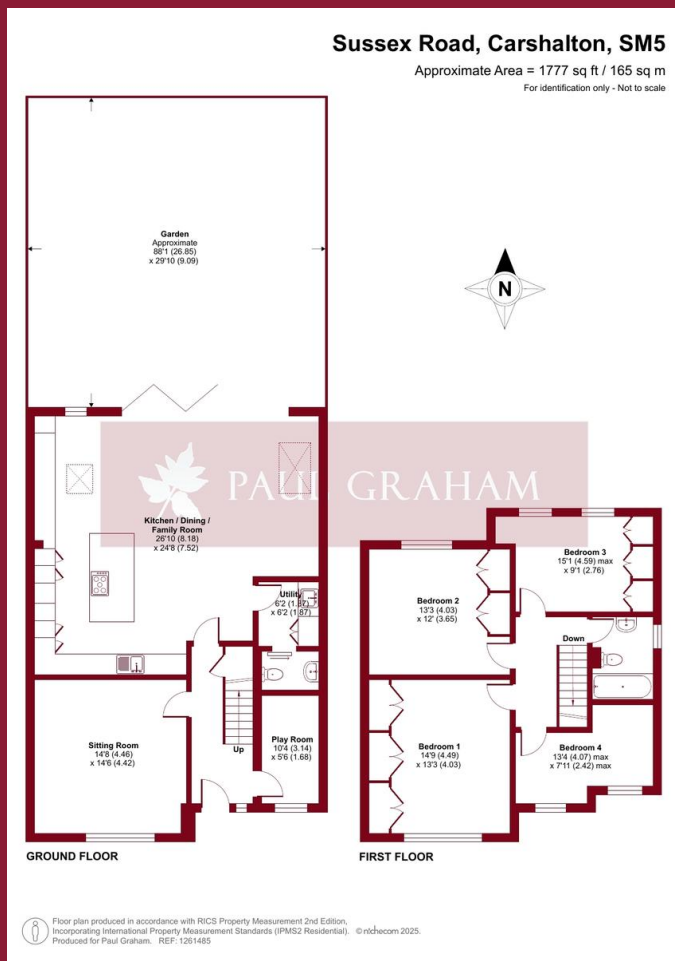
OFF ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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.

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