

21 Mead Crescent, Sutton, SM1 3QS
£795,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Located in the heart of the highly sought-after Poets Estate, this charming three-bedroom detached home blends period character with excellent potential. The extended ground floor features two generous reception rooms, a bright kitchen, and a convenient downstairs WC. Upstairs, all three bedrooms are well-proportioned, with a family bathroom completing the layout. With a large attached garage, ample off-street parking, and a beautifully mature garden, this home is ideal for growing families. The property also offers significant scope to extend further (STPP), making it a perfect canvas to create your dream home. Whether you're looking to modernise or expand, the footprint and layout lend themselves to future development while retaining the character and warmth of this attractive detached house.



ROOMS

ENTRANCE HALL

SITTING ROOM 17' 0" x 11' 6" (5.18m x 3.51m)

DINING ROOM 13' 9" x 11' 5" (4.19m x 3.48m)

KITCHEN 14' 6" x 7' 8" (4.42m x 2.34m)

WC

GARDEN 119' 5" x 37' 2" (36.4m x 11.33m)

GARAGE 32' 2" x 7' 8" (9.8m x 2.34m)

LANDING

BEDROOM 1 14' 6" x 11' 9" (4.42m x 3.58m) With Shower.

BEDROOM 2 15' 0" x 11' 7" (4.57m x 3.53m)

BEDROOM 3 11' 6" x 6' 10" (3.51m x 2.08m)

BATHROOM

WC

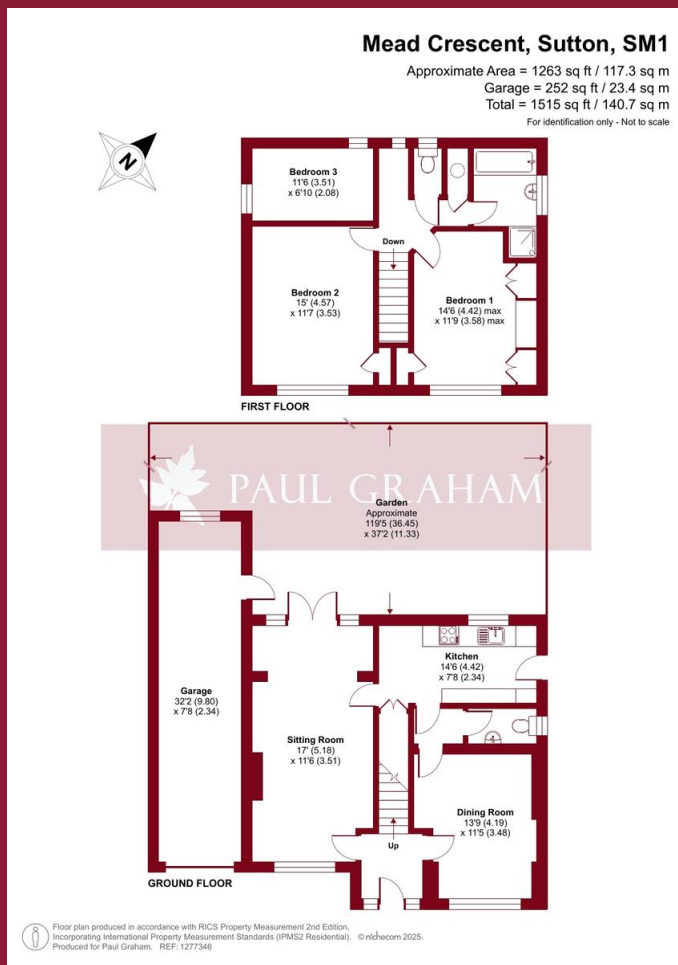
OFF ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 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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