



PAUL GRAHAM



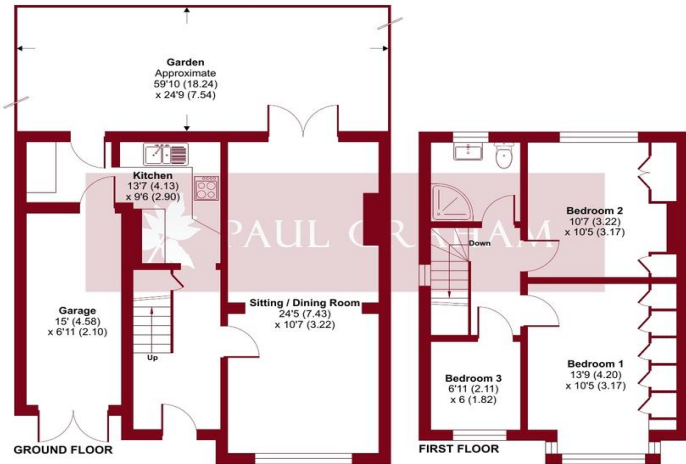
16 Duke Of Edinburgh Road, Sutton, SM1 3PG | **Guide Price £535,000 Freehold**

A nicely presented 3 bedroom semi detached family home. The property has been well maintained and improved by the present owners and offers spacious and flexible accommodation over 2 floors. Features include a modern kitchen and utility, an updated shower room, garage and parking.

Duke Of Edinburgh Road, Sutton, SM1



Approximate Area = 839 sq ft / 77.9 sq m
Garage = 100 sq ft / 9.2 sq m
Total = 939 sq ft / 87.1 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING/DINING ROOM 24' 5" x 10' 7" (7.44m x 3.23m)

KITCHEN 13' 7" x 9' 6" (4.14m x 2.9m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM 1 13' 9" x 10' 5" (4.19m x 3.18m)

BEDROOM 2 10' 7" x 10' 5" (3.23m x 3.18m)

BEDROOM 3 6' 11" x 6' (2.11m x 1.83m)

SHOWER ROOM

GARDEN 59' 10" x 24' 9" (18.24m x 7.54m) Approx

GARAGE 15' x 6' 11" (4.57m x 2.11m)

PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Paul Graham. REF: 1286065



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 | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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