



PAUL GRAHAM

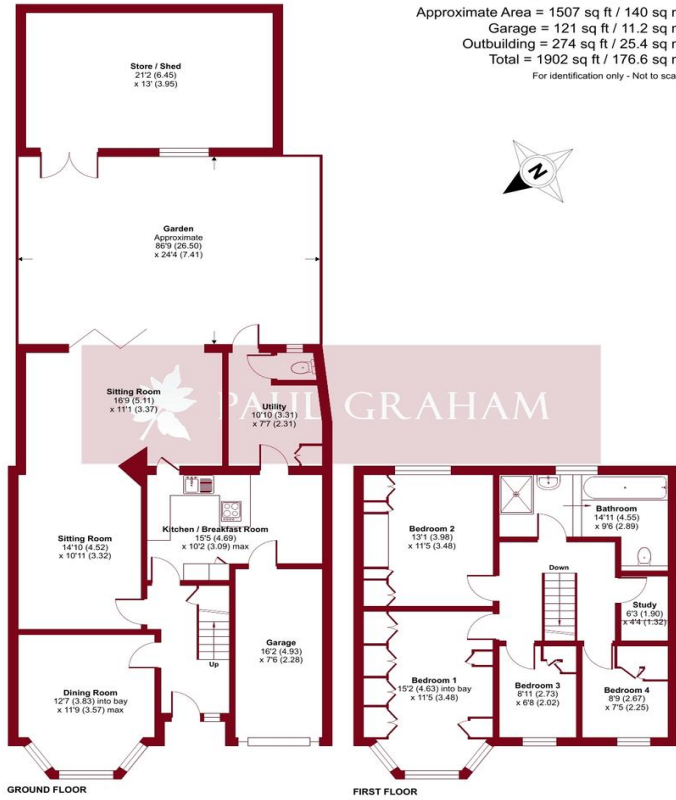


14 Mead Crescent, Sutton, SM1 3QS | **Guide Price £650,000 Freehold**

A substantial four bedroom extended semi-detached house ideally located in the Poets Estate. This lovely home offers generous and versatile living space ideal for modern family life. The ground floor features a spacious kitchen/breakfast room, a bright front-facing dining room, and two well-sized sitting rooms, providing excellent entertaining space. There's also a downstairs WC, utility room, and access to an integral garage. Upstairs, you'll find four bedrooms, a separate study, and a large family bathroom - all arranged to maximise both comfort and

Mead Crescent, Sutton, SM1

Approximate Area = 1507 sq ft / 140 sq m
Garage = 121 sq ft / 11.2 sq m
Outbuilding = 274 sq ft / 25.4 sq m
Total = 1902 sq ft / 176.6 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). Produced for Paul Graham. REF: 1293689 © richcom 2025.

ENTRANCE HALL

DINING ROOM 12' 7" x 11' 9" (3.84m x 3.58m)

FAMILY ROOM 14' 10" x 10' 11" (4.52m x 3.33m)

SITTING ROOM 16' 9" x 11' 1" (5.11m x 3.38m)

KITCHEN/BREAKFAST ROOM 15' 5" x 10' 2" (4.7m x 3.1m)

UTILITY ROOM 10' 10" x 7' 7" (3.3m x 2.31m)

WC

GARDEN 86' 9" x 24' 4" (26.44m x 7.42m)

STORE 21' 2" x 13' 0" (6.45m x 3.96m)

GARAGE 16' 2" x 7' 6" (4.93m x 2.29m)

LANDING

BEDROOM 1 15' 2" x 11' 5" (4.62m x 3.48m)

BEDROOM 2 13' 1" x 11' 5" (3.99m x 3.48m)

BEDROOM 3 8' 11" x 6' 8" (2.72m x 2.03m)

BEDROOM 4 8' 9" x 7' 5" (2.67m x 2.26m)

STUDY 6' 3" x 4' 4" (1.91m x 1.32m)

BATHROOM 17' 11" x 9' 6" (5.46m x 2.9m)

OFF ROAD PARKING



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	65 D	
39-54	E		
21-38	F		
1-20	G		

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