

12 Cumnor Road, Sutton, SM2 5DW
£675,000 Freehold



PAUL GRAHAM

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DESCRIPTION

This beautifully presented and thoughtfully extended three-bedroom semi-detached home offers generous and versatile living space ideal for modern family life. Featuring a stunning open-plan kitchen and dining area, a cosy reception room, and a handy downstairs shower room, this home combines comfort with contemporary design. Upstairs, you'll find three well-proportioned bedrooms and a sleek family bathroom. Outside, the private rear garden provides a peaceful retreat, complete with a useful shed and ample space to relax or entertain. Off-street parking is available in the front of the property.



ROOMS

ENTRANCE HALL

SITTING ROOM 13' 7" x 10' 10"
(4.14m x 3.3m)

KITCHEN/DINING ROOM 25' 2" x
15' 1" (7.67m x 4.6m)

GARDEN 58' 10" x 14' 1" (17.93m x
4.29m)

BAR/SUMMER HOUSE 13' 4" x 8'
10" (4.06m x 2.69m)

SHED 9' 1" x 5' 0" (2.77m x 1.52m)

LANDING

BEDROOM 1 13' 7" x 10' 6" (4.14m
x 3.2m)

BEDROOM 2 12' 4" x 10' 6" (3.76m
x 3.2m)

BEDROOM 3 8' 0" x 5' 11" (2.44m x
1.8m)

BATHROOM

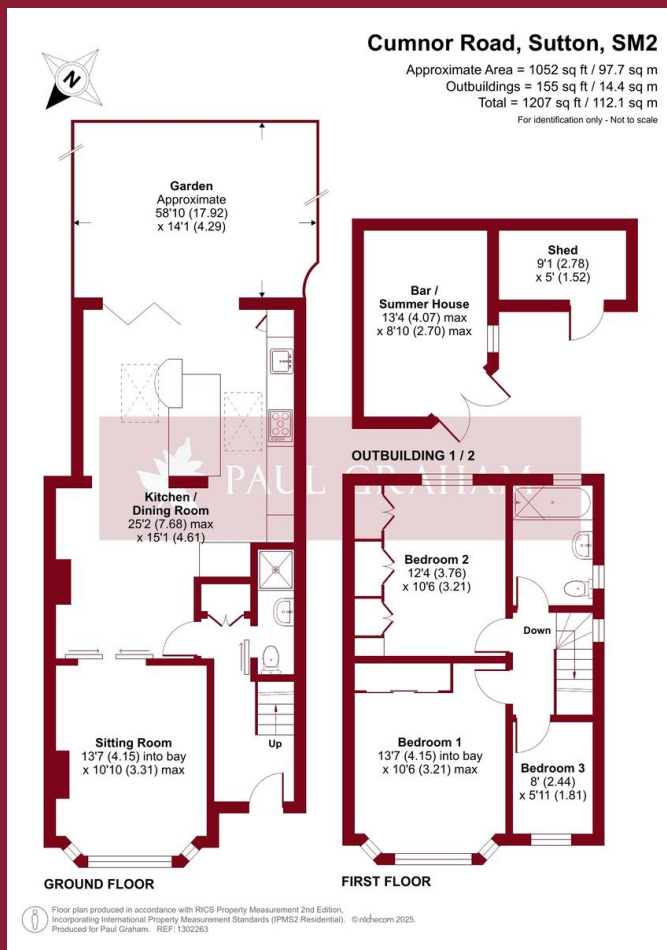
OFF-ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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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