



Price
£750,000

Freehold

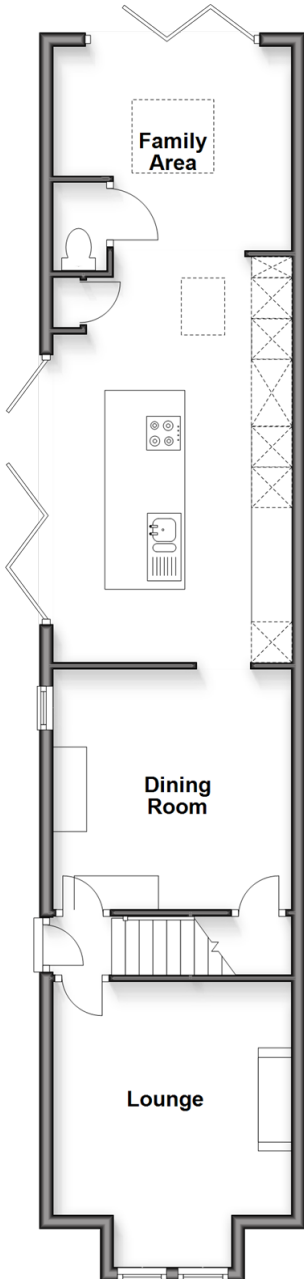
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**Carshalton Grove,
Sutton, Surrey, SM1**

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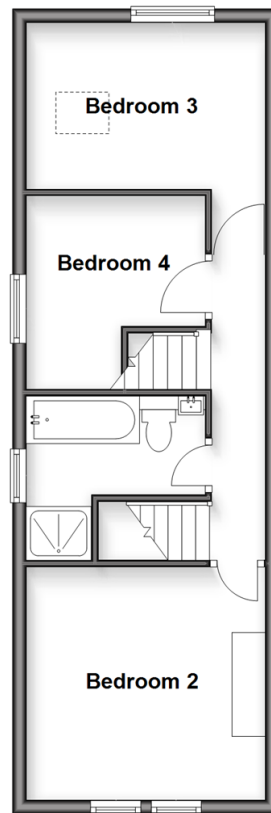
Ground Floor

Approx. 62.6 sq. metres (674.2 sq. feet)



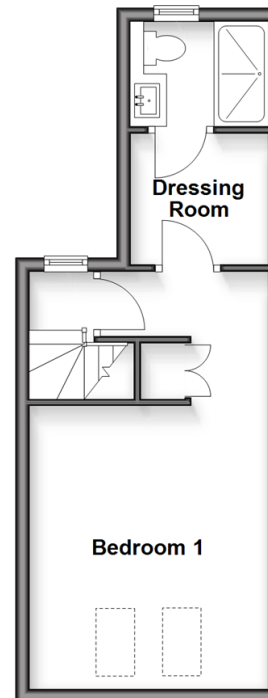
First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Second Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'3 x 11'8 (4.04m x 3.56m)

Dining Room: 11'7 x 11'5 (3.53m x 3.48m)

Kitchen: 18'3 maximum x 11'7 maximum
(5.57m x 3.53m)

Family Room: 12'1 x 10'8 (3.69m x 3.25m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 11'9 maximum x 11'2 maximum
(3.58m x 3.41m)

Bedroom 3: 11'5 maximum x 11'0 maximum
(3.48m x 3.36m)

Bedroom 4: 9'3 maximum x 8'7 maximum
(2.82m x 2.62m)

Bathroom: 8'9 x 7'9 (2.67m x 2.36m)

SECOND FLOOR

Landing

Bedroom 1: 19'9 maximum x 11'5 maximum
(6.02m x 3.48m)

Dressing Room

En-Suite Shower Room

OUTSIDE

Driveway

Front Garden

Rear Garden



Main features

- Fully extended Victorian home with stunning accommodation over three floors
- High specification throughout
- Driveway for two cars
- Walking distance to Sutton town centre & station as well as superb schools
- Loft extension with dressing room & en-suite
- Low maintenance garden with gym/garden office

Nearest Schools

Primary Schools: St Mary's RC Junior School 0.6 miles, Manor Park Primary 0.7 miles, All Saints' CoFE Primary 0.8 miles
Secondary Schools: Sutton Boys Grammar 0.6 miles, St Philomena's 0.7 miles, Carshalton High for Girls 0.8 miles

Transport Information

Train Stations: Sutton 0.9 miles, Carshalton Beeches 0.9 miles, Carshalton 1.2 miles

Address

Carshalton Grove, Sutton, Surrey, SM1

Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

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