



Family living in a fantastic location

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Chiltern Road Sutton SM2 5RD

Sutton Town Centre and Station around a mile
London 13 miles Croydon 6 miles
London by rail 25 minutes
M25 (Junction 8) 8 miles

All times and distances are approximate

A handsome detached home with traditional character and contemporary appeal, this property is presented to the market with great flexibility for families of all ages and sizes. With a large Southerly-backing garden, beautifully finished kitchen and a well-connected location, a viewing of this property is highly recommended.

- | Entrance Hall
- | Sitting Room
- | Kitchen - Dining Room
- | Family Room
- | Study/Bedroom 4
- | Shower-Room
- | Utility Room
- | Cloakroom
- | 3 Double Bedrooms
- | 3 Bathrooms, 2 of which en-suite
- | Dressing Room
- | Rear Garden of some 120'
- | Driveway Parking

Price €1,250,000





This handsome detached home offers flexible accommodation to suit diverse needs for differing families. With an impressive modern kitchen - dining room that opens on to the private rear garden providing ample space for entertaining and daily living. The entrance hall and formal sitting room retain original herringbone flooring and traditional charm with a separate utility room supplementing the kitchen space. The study and family room could double as a fourth bedroom suite with the shower-room or could even be used as a semi-independent annexe. The three bedrooms are well-proportioned with the principal benefitting from a walk-in wardrobe and en-suite, with a further en-suite and family bathroom rounding the accommodation out. Externally the Southerly-backing rear garden is naturally screened, level and extends to some 120", to the front is a driveway with parking for multiple cars.



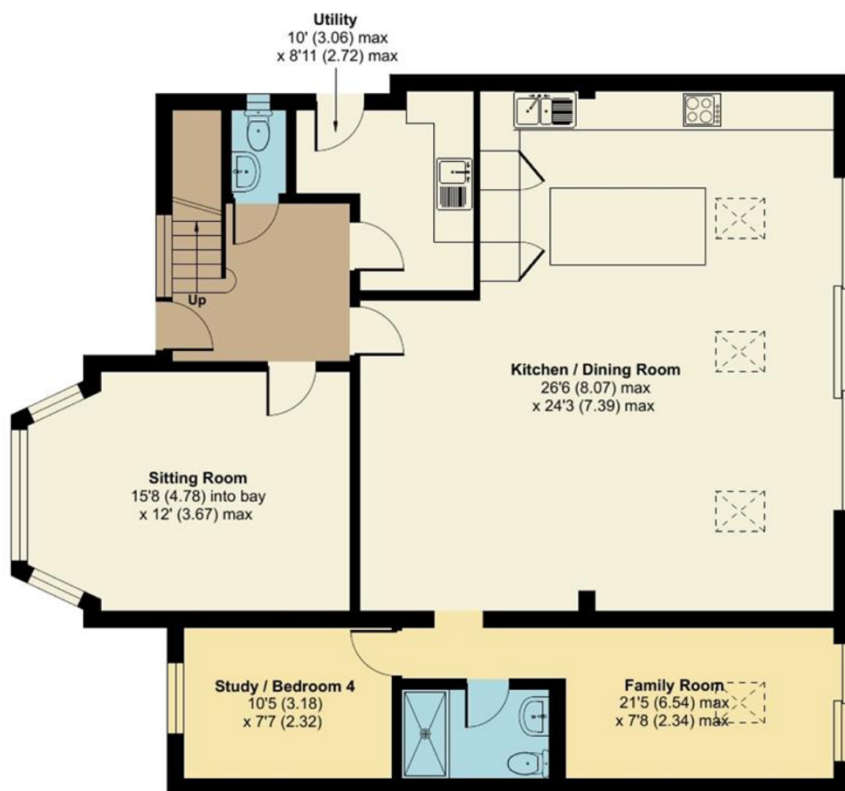
Situated in the much sought-after area of South Sutton. A popular residential area around a mile from Sutton town centre with its excellent shopping facilities, bars and restaurants. Sutton mainline station is also within a mile with fast and frequent rail services to London termini. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 25 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Popular tree-lined road | Walking distance to Sutton town centre and train station | Southerly-backing rear garden of some 120" | Large kitchen - dining room with sliding doors to rear | Potential for ground floor annexe | Ensuite and walk-in wardrobe to principal bedroom | Herringbone wood block flooring to hall and sitting room | Separate utility with side access | Driveway parking for multiple cars | Short walk to local schools

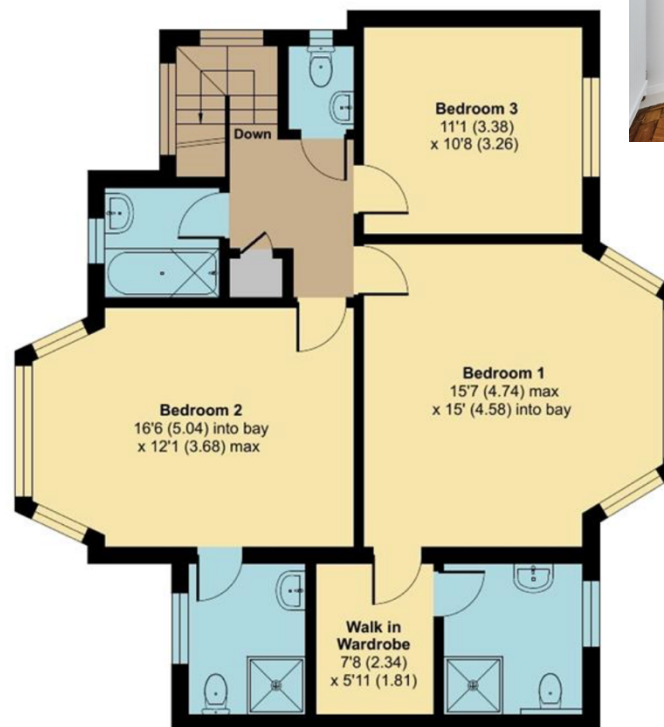


TOTAL FLOOR AREA

879 SQ FT / 81.6 SQ M



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Local Authority: Sutton Council
Council Tax Band: F
All mains services
FFTP Broadband Available

To the best of our knowledge on production of this brochure

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a viewing appointment

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