

FOR SALE



Hurstcourt Road, Sutton, SM1
Guide Price £650,000 - £675,000 FH

MARTIN&CO



Hurstcourt Road, Sutton

3 Bedrooms, 1 Bathroom

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- BESPOKE 3 BEDROOM FAMILY HOUSE
- END TERRACE WHICH FEELS LIKE A SEMI
- EXTENSIVE HIGH END INTERIOR DESIGN
- GLAZED GALBLED KITCHEN EXTENSION
- WITH RIVENDALE SLATE ROOF
- NEW FITTED KITCHEN & QUARTZ WORKTOPS
- BESPOKE MANTLE OVER RANGE COOKER
- "QUOOKER" HOT / COLD FILTERED TAP
- BESPOKE FLOOR TO CEILING CABINETS
- WITH INTERGRATED APPLIANCES
- UNDER FLOOR HEATED KITCHEN EXTENSION
- GROUND FLOOR CLOAKROOM
- RAISED DECK WITH MILL BOARD COVERING
- WITH SAFETY GLASS BALUSTRADE
- ROLL TOP BATH & SEPARATE SHOWER
- PARKING FOR 2 VEHICLES ON DRIVEWAY
- STUNNING HOME OFFICE / MAN CAVE / BAR
- WITH BI FOLD DOORS, SLATE ROOF AND AN
- ENGINEERED OAK HERRINGBONE FLOOR
- LARGE LANDSCAPED REAR GARDEN
- REAR ALFRESCO DINING/BARBEQUE AREA
- FULLY REWIRED & REPLASTERED
- MUST BE SEEN INTERNALLY
- NO CHAIN OPTION AVAILABLE

A STUNNING & BESPOKE 3 Bedroom End Terrace family house, near Glenthorne High School, having undergone an EXTENSIVE HIGH END REFUBISHMENT.

Spacious new "Glazed Gabled" kitchen/family room extension, with tall ceilings and under floor heating, leading out onto the raised "Mill Board" decked entertaining area, with Safety glass balustrade. Landscaped rear garden with mature planting, to a superb HOME OFFICE / MAN CAVE / BAR with bi fold doors and rear decked dining area.

2 double bedrooms with built-in wardrobes, 3rd bedroom with custom shoe storage. Modern Bathroom with a roll top bath & separate shower. List of improvements upon request.

Scope to extend into the loft (STPP) & a NO CHAIN OPTION for serious buyers only.

Parking for 2 cars on the Driveway. A rare and exceptional property, priced accordingly. Viewing Recommended. EPC Band D, Sutton Council Tax Band D = £2,269.72.

Agents Note: Hidden behind mature trees, is the slow moving rail line from Sutton Common Station.





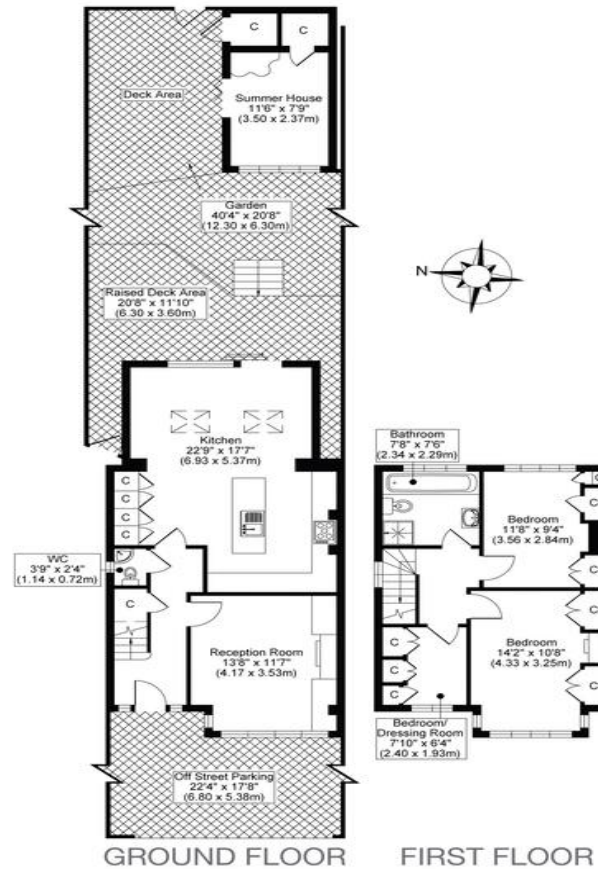


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HURSTCOURT ROAD, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1151 SQ.FT (107 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1031 SQ.FT (96 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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