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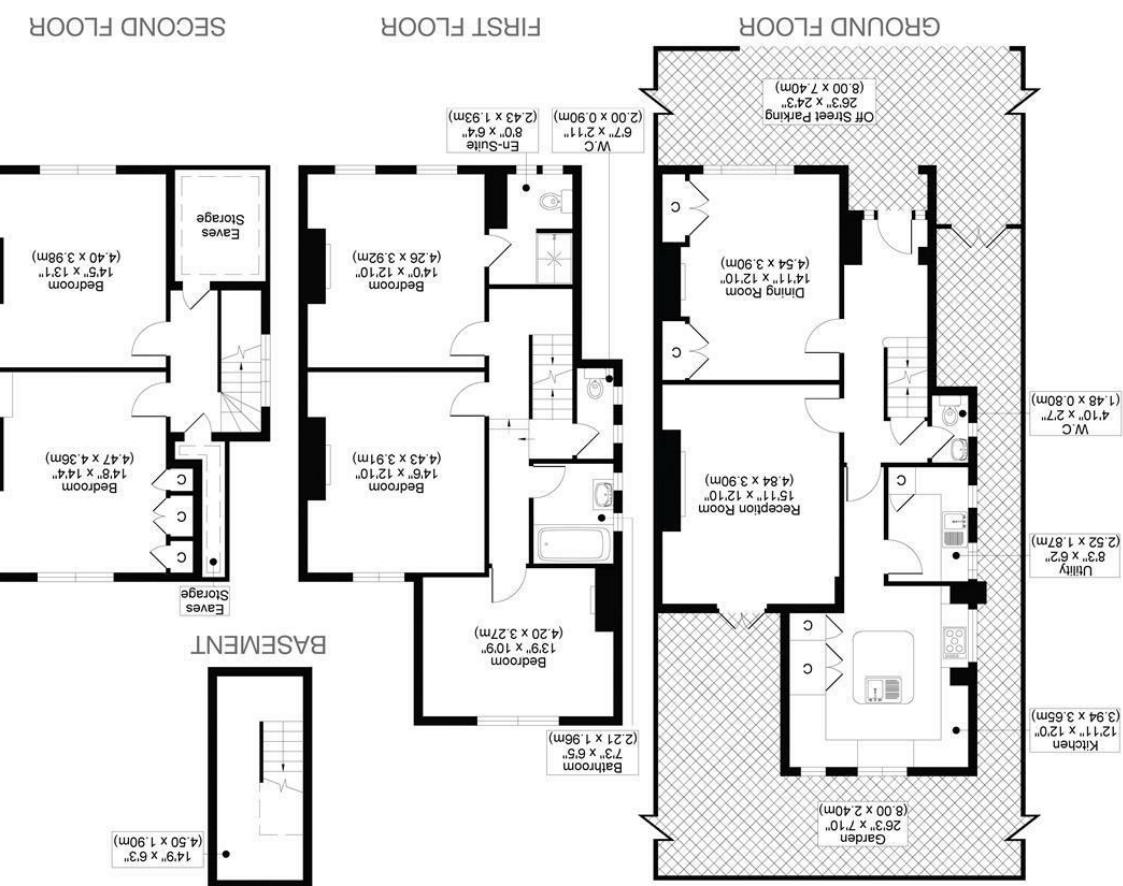
The Proper
Ombudsman

RICS

CHRISTIES

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



TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 2066 SQ.FT (192 SQ.M)
TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 2158 SQ.FT (200 SQ.M)
EGMONT ROAD, SM2



CHRISTIES



TUCKED AWAY IN THE SOUGHT-AFTER AREA OF SOUTH SUTTON, THIS STUNNING VICTORIAN SEMI-DETACHED HOUSE EFFORTLESSLY COMBINES TIMELESS CHARM WITH MODERN COMFORT. BOASTING FIVE GENEROUSLY SIZED BEDROOMS, IT OFFERS AN IDEAL SETTING FOR FAMILIES IN SEARCH OF SPACIOUS LIVING.

THE TWO INVITING RECEPTION ROOMS PROVIDE FLEXIBLE SPACES FOR BOTH RELAXATION AND ENTERTAINMENT, WHETHER YOU ARE HOSTING LIVELY GATHERINGS OR ENJOYING QUIET MOMENTS AT HOME.

AT THE HEART OF THE HOME IS THE EXQUISITELY DESIGNED KITCHEN, A SPACE DESIGNED TO IGNITE CULINARY CREATIVITY. WITH ITS CAREFULLY CONSIDERED LAYOUT AND MODERN FEATURES, IT OFFERS BOTH A SEAMLESS AND ENJOYABLE COOKING EXPERIENCE.

FURTHER ENHANCING THE APPEAL OF THIS HOME ARE TWO WELL-APPOINTED BATHROOMS, PERFECTLY SUITED FOR THE NEEDS OF A BUSY HOUSEHOLD. THE PROPERTY ALSO OFFERS THE CONVENIENCE OF DRIVEWAY PARKING, A HIGHLY DESIRABLE FEATURE IN THIS PRIME LOCATION.

THIS SEMI-DETACHED HOUSE NOT ONLY OFFERS AMPLE SPACE BUT ALSO RETAINS THE UNIQUE CHARACTER AND ELEGANCE THAT ONLY A VICTORIAN PROPERTY CAN PROVIDE. SET IN THE VIBRANT COMMUNITY OF SOUTH SUTTON, RESIDENTS WILL ENJOY ACCESS TO EXCELLENT LOCAL AMENITIES, A WELCOMING NEIGHBOURHOOD, AND CONVENIENT TRANSPORT LINKS. THIS IS A FANTASTIC OPPORTUNITY FOR THOSE SEEKING TO SETTLE IN A THRIVING AND FRIENDLY AREA.

- VICTORIAN SEMI DETACHED
- SOUGHT AFTER LOCATION
- 5 DOUBLE BEDROOMS
- COUNCIL TAX BAND F
- EPC RATING E

