

33 Oakhill Road, Sutton, SM1 3AA
£600,000 - £635,000



PAUL GRAHAM

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DESCRIPTION

A charming and spacious four-bedroom period home arranged across three floors, offering bright and well-balanced accommodation and ideally located just moments from Sutton town centre. The property features an impressive open plan living and dining room with feature fireplaces and sash windows, a modern fitted kitchen with breakfast bar, underfloor heating and bi-fold doors leading to the rear garden. With four well-proportioned bedrooms and excellent access to both Sutton Common station and Sutton station, local amenities and highly regarded schools, this property makes an ideal long-term family home. **VENDOR SUITED!**



ROOMS

ENTRANCE HALL

SITTING ROOM 12' 6" x 11' 4" (3.81m x 3.45m)

DINING ROOM 11' 1" x 10' 1" (3.38m x 3.07m)

KITCHEN/BREAKFAST ROOM 24' 8" x 9' 6" (7.52m x 2.9m)

GARDEN 63' 0" x 21' 11" (19.2m x 6.68m)

WC

LANDING

BEDROOM 1 16' 2" x 12' 1" (4.93m x 3.68m)

BEDROOM 2 11' 2" x 10' 0" (3.4m x 3.05m)

BEDROOM 3 12' 4" x 10' 2" (3.76m x 3.1m)

BATHROOM

BEDROOM 4 18' 9" x 16' 0" (5.72m x 4.88m)

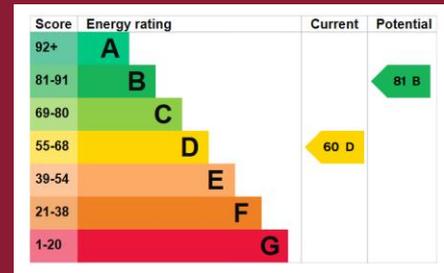
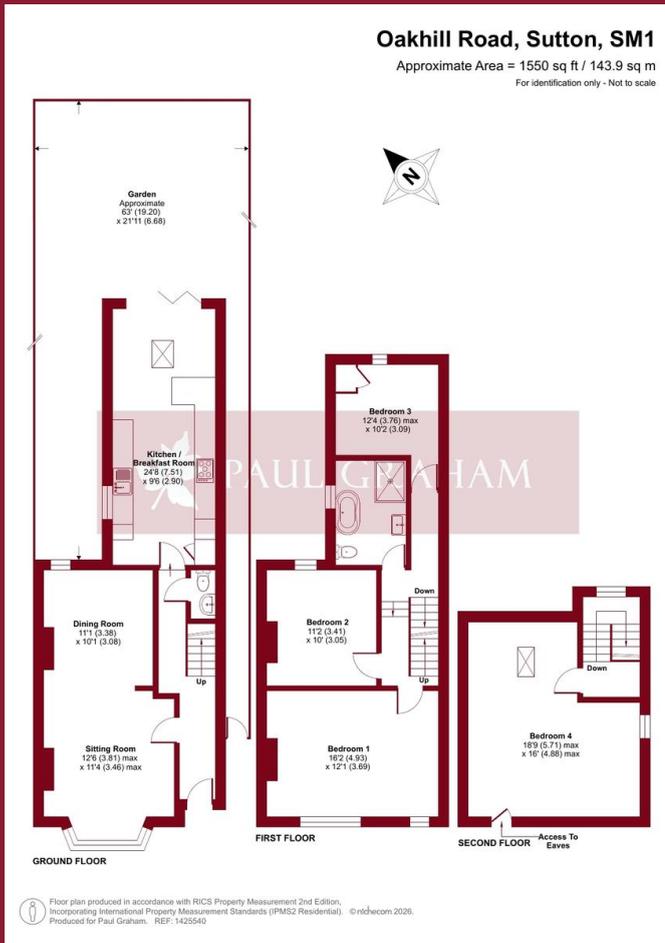
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FLOOR PLAN



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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