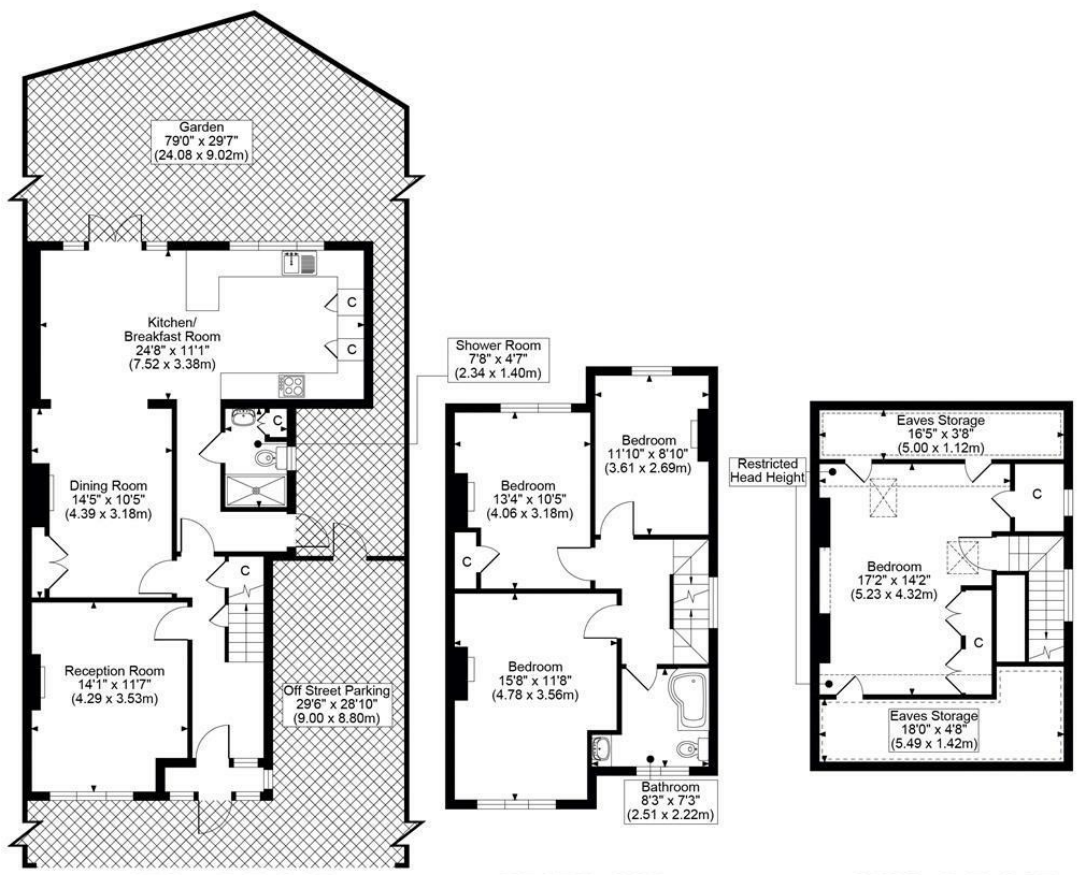


FAIRVIEW ROAD, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT/EAVES STORAGE 1798 SQ.FT (167 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT/EAVES STORAGE 1572 SQ.FT (146 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.

optic MEDIA
opticmedia.co.uk

Fairview Road, Sutton SM1 4PD

Guide Price £800,000

Situated on the ever-popular Fairview Road in Sutton, this beautifully presented semi-detached family home offers an excellent blend of space, comfort and versatility, making it an ideal choice for growing families. The property provides generous accommodation throughout, comprising four well-proportioned bedrooms, three separate reception rooms and two bathrooms, offering plenty of flexibility for modern family living.

Having been thoughtfully extended to maximise the available living space, the property offers a fantastic balance of practicality and comfort while retaining a lovely, homely feel throughout. The spacious reception areas provide the perfect setting for both relaxing with family and entertaining guests, while the well-presented interiors benefit from an abundance of natural light, creating a bright and welcoming atmosphere.

The four bedrooms offer comfortable accommodation for the family, with two bathrooms helping to cater for the demands of busy everyday life.

Externally, the property further benefits from off-road parking, while its location is particularly appealing for families, being conveniently positioned for a selection of highly regarded local schools, alongside nearby shops, amenities and excellent transport links.

Combining generous living accommodation, a thoughtfully extended layout and a desirable residential location, this is a wonderful opportunity to acquire a fantastic family home in Sutton, offering the space, comfort and convenience needed for modern family life.

- Extended Four Bedrooms
- Two Bathrooms
- Off Road Parking
- Sought After Location
- Council Tax Band F
- EPC Rating D





