



**BURLINGTON**  
— ESTATE AGENTS —



## 11 Tate Road

Sutton, SM1 2SY

**Asking price £675,000**

Burlington Estate Agents are delighted to present to the market this rarely available, extended period family home, beautifully combining character and charm with modern living.

Situated on a highly sought-after residential street, the property offers convenient access to Sutton mainline station, West Sutton station, Sutton High Street and a range of local shops and amenities.

Upon entering via the covered porch, you are welcomed into an impressive bay-fronted living room featuring plantation shutters, a striking feature fireplace with decorative tiled hearth and ornate mantelpiece. The living room opens into a generously sized dining area, creating an ideal space for family living and entertaining.

Continuing along the hallway, there is a convenient utility room/downstairs cloakroom housing a new combination boiler. To the rear, the extended kitchen/breakfast room has been finished to a high specification and includes integrated appliances, a breakfast bar, skylight and bi-fold doors opening directly onto the garden.

From the kitchen area, there is access to a versatile basement room, ideal as a playroom, home office or additional storage space, with power and natural light from a front aspect window.

The newly carpeted stairs lead to a split-level first floor, where there are two loft access points and an original Welsh-style dresser. The principal bay-fronted bedroom is exceptional in size and retains its original feature fireplace. There

- Charming period family home
- Presented in excellent condition throughout
- Highly sought after & convenient location
- Catchment for outstanding schools for all ages
- Big bright accommodation
- Extended, bespoke kitchen breakfast room
- Three double bedrooms
- Luxury shower suite
- Basement / play room / home office
- Further scope to extend (stpp)

### Viewing

Please contact our Burlington Estate Agents Office on 02086439490 if you wish to arrange a viewing appointment for this property or require further information.



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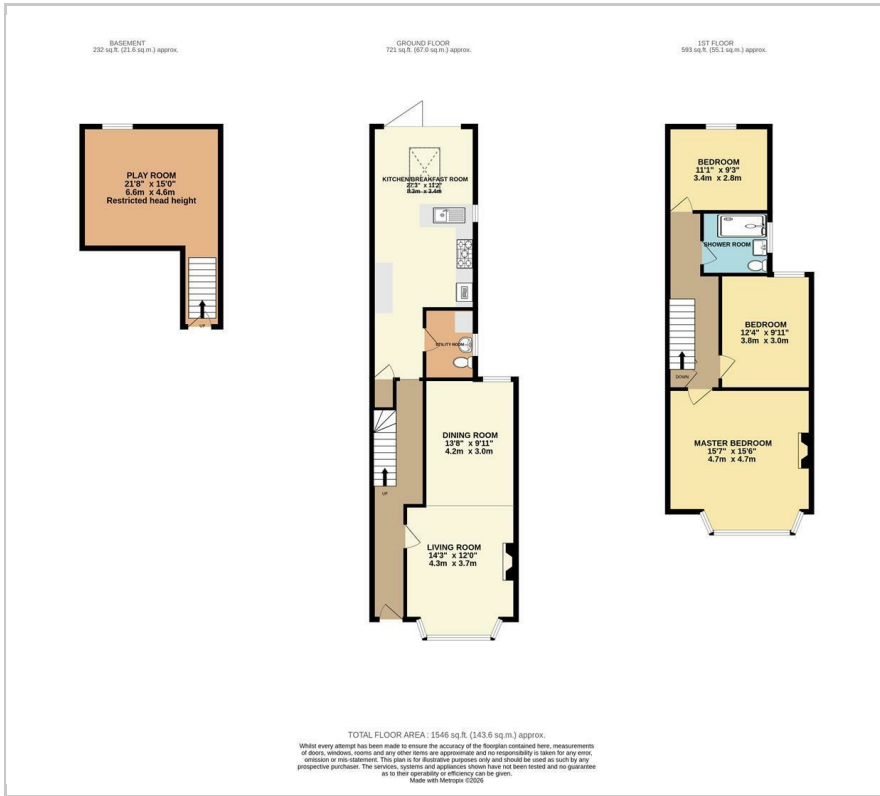
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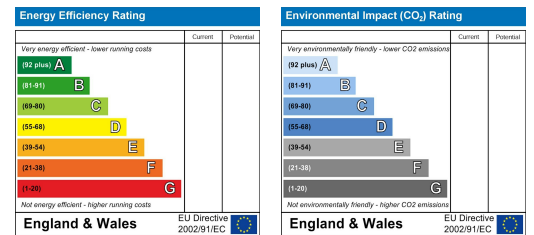
# Floor Plan



# Area Map



# Energy Efficiency Graph



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