

5 Meadow Road, Sutton, SM1 4NF
£750,000 Freehold



PAUL GRAHAM

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DESCRIPTION

A charming 4-bedroom period semi-detached house nestled in the heart of Sutton's prestigious Meadow Road. Boasting a generous 1910 square feet of living space, this superb home has plenty of space for larger families. As you step inside, you'll immediately appreciate the grandeur of this home. The ground floor comprises three spacious reception rooms, each adorned with period features, including ornate cornices and beautiful bay windows that bathe the interiors in natural light. The well-appointed kitchen offers ample counter space and appliances. Additionally, a convenient downstairs WC adds to the practicality of daily living. Venture outside, and you'll discover the true gem of this property: a sprawling garden with an allotment to the rear. Parking will never be a concern, thanks to the private garage and off-road parking. Ascending to the upper level, four generously sized bedrooms await, each adorned with period details that lend character and charm, as well as a well-appointed family bathroom. One of the standout features of this property is its untapped potential. With its spacious layout and period charm, there is a vast opportunity to extend or renovate, creating a bespoke living space that perfectly suits your lifestyle.



ROOMS

ENTRANCE HALL

SITTING ROOM 17' 2" x 14' 0" (5.23m x 4.27m)

DINING ROOM 17' 3" x 11' 0" (5.26m x 3.35m)

KITCHEN 17' 6" x 10' 11" (5.33m x 3.33m)

CONSERVATORY 15' 0" x 15' 0" (4.57m x 4.57m)

GARAGE 16' 8" x 8' 0" (5.08m x 2.44m)

WC

LANDING

BEDROOM 1 14' 9" x 14' 0" (4.5m x 4.27m)

BEDROOM 2 14' 3" x 10' 11" (4.34m x 3.33m)

BEDROOM 3 14' 3" x 10' 11" (4.34m x 3.33m)

BEDROOM 4 10' 6" x 7' 10" (3.2m x 2.39m)

BATHROOM

OFF ROAD PARKING

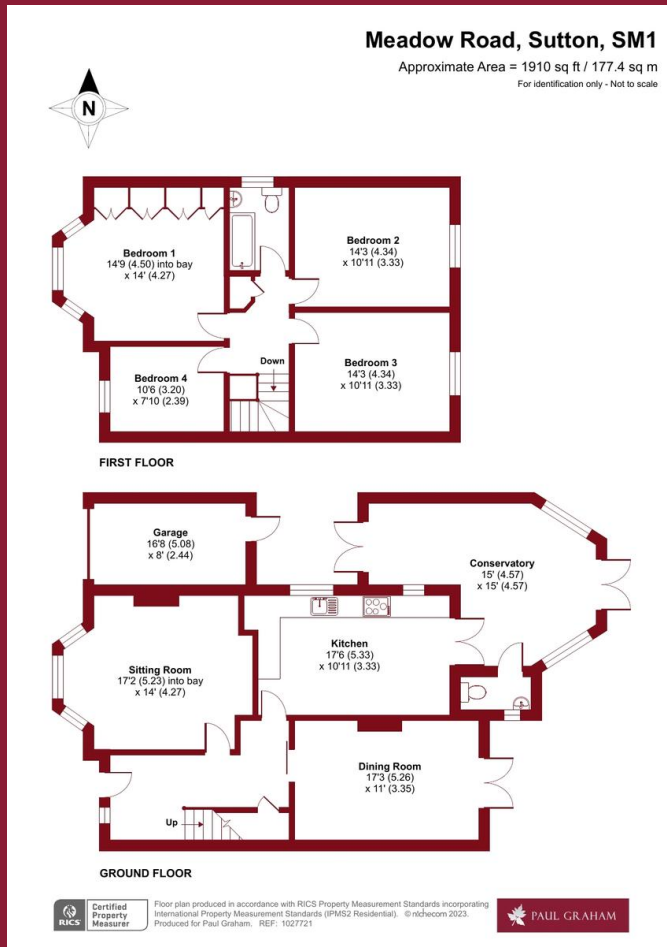
OVER 120FT MATURE GARDEN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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