

16 Cumnor Road, Sutton, SM2 5DW
£650,000 - £675,000



PAUL GRAHAM

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DESCRIPTION

A superb extended three-bedroom semi-detached family home, beautifully presented throughout and offering an excellent balance of stylish living space, practical accommodation and a highly convenient location. The ground floor comprises a separate reception room to the front, while the real centrepiece of the home is the impressive extended open-plan kitchen/dining room to the rear. Measuring over 24ft at its widest point, this spacious and contemporary area provides an ideal setting for everyday family life and entertaining, with direct access onto the rear garden. Upstairs, there are three bedrooms together with a modern family bathroom, all presented in keeping with the excellent standard found throughout the property. Outside, the landscaped rear garden provides an attractive and low-maintenance space for relaxing and entertaining. At the rear of the garden is a substantial garden office/studio, offering an excellent additional space for home working, hobbies or a gym. The property is offered to the market with the added benefit of no onward chain. Cumnor Road is one of South Sutton's particularly well-positioned residential roads, offering an excellent combination of convenience, transport links, green space and access to highly regarded schools.



ROOMS

ENTRANCE HALL

RECEPTION ROOM 12' 3" x 10' 10"
(3.73m x 3.3m)

KITCHEN/DINING ROOM 24' 1" x 16' 7"
(7.34m x 5.05m)

LANDING

BEDROOM 1 12' 6" x 10' 7" (3.81m x 3.23m)

BEDROOM 2 12' 4" x 10' 7" (3.76m x 3.23m)

BEDROOM 3 8' 4" x 5' 11" (2.54m x 1.8m)

BATHROOM

GARDEN 60' 2" x 22' 1" (18.34m x 6.73m)

GARDEN OFFICE/STUDIO 10' 10" x 10' 10"
(3.3m x 3.3m)

OFF ROAD PARKING

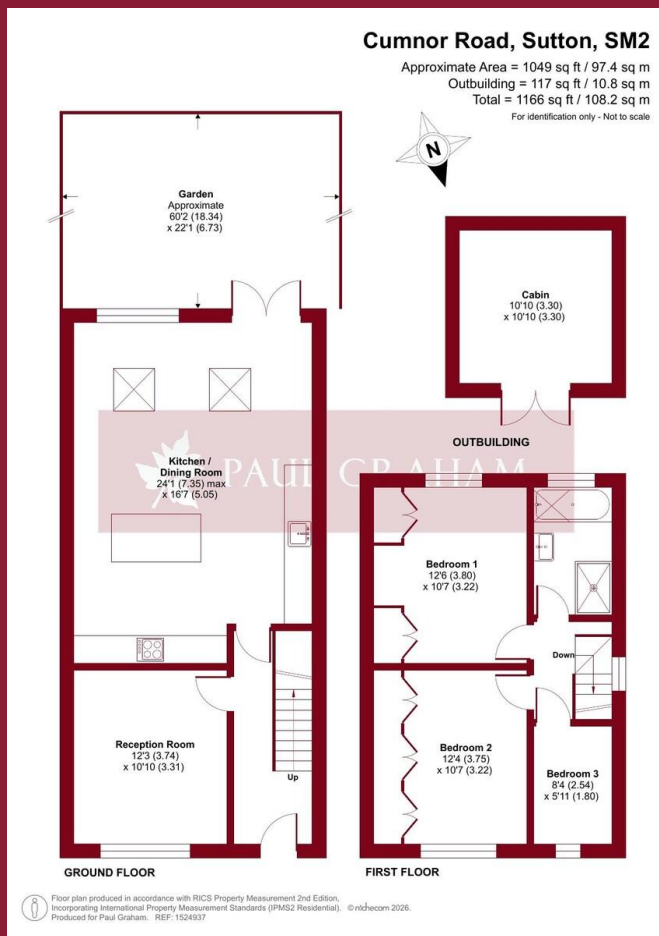
NO ONWARD CHAIN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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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