



48 Longford Gardens, Sutton, SM1 3DR | Guide Price £475,000 Freehold

A charming three bedroom semi detached chalet bungalow, set on a quiet and private residential road and offered with no onward chain. The property features bright and spacious living areas, including a generous sitting room, dining room, and well proportioned kitchen. Further benefits include a private rear garden and a detached garage, making this an ideal home for a range of buyers. Conveniently located close to Sutton town centre, the property offers easy access to a variety of shops, amenities, and transport links into Central London. The area is well regarded for its peaceful setting while remaining close to local parks and everyday conveniences.

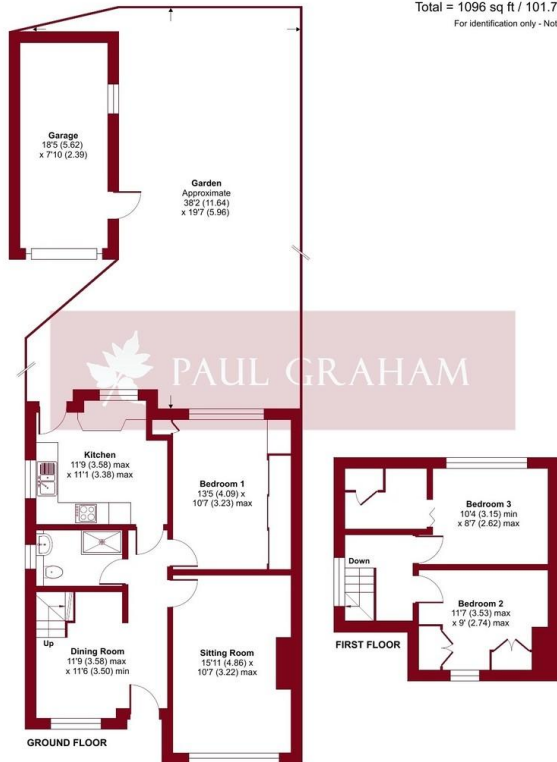
Longford Gardens, Sutton, SM1

Approximate Area = 951 sq ft / 88.3 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1096 sq ft / 101.7 sq m

For identification only - Not to scale



DINING ROOM

SITTING ROOM 15' 11" x 10' 7" (4.85m x 3.23m)

KITCHEN 11' 9" x 11' 1" (3.58m x 3.38m)

SHOWER ROOM

LANDING

BEDROOM 1 13' 5" x 10' 7" (4.09m x 3.23m)

BEDROOM 2 11' 7" x 9' (3.53m x 2.74m)

BEDROOM 3 10' 4" x 8' 7" (3.15m x 2.62m)

STORAGE ROOM

GARDEN 38' 2" x 19' 7" (11.63m x 5.97m)

GARAGE 18' 5" x 7' 10" (5.61m x 2.39m)

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Paul Graham. REF: 1439931



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk