

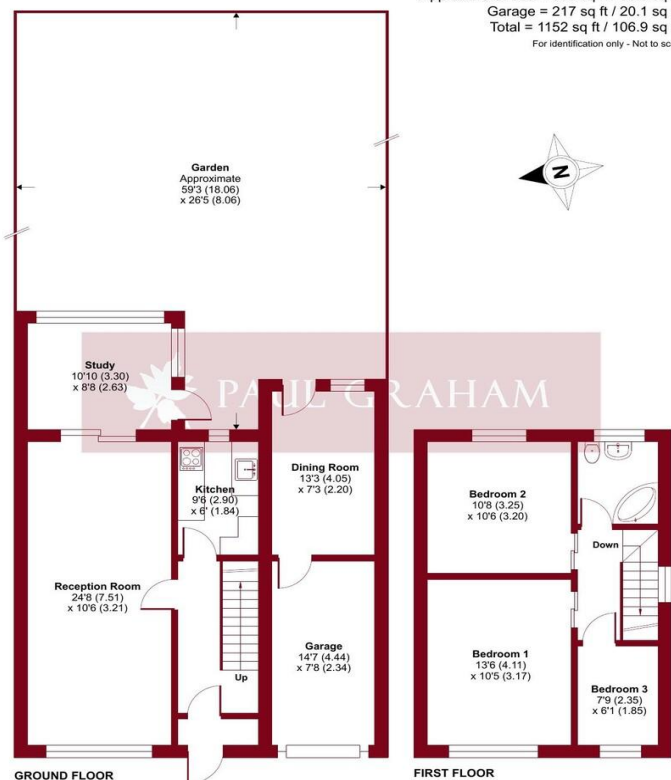


59 Erskine Road, Sutton, SM1 3AT | Guide Price £475,000 Freehold

An attractive three-bedroom semi-detached family home offering excellent potential for modernisation and personalisation. Ideally situated within easy reach of Carshalton Station, local shops, shopping parades and well-regarded schools, the property also benefits from convenient access to Sutton town centre, which offers a wider range of shopping, dining and leisure facilities.

Erskine Road, Sutton, SM1

Approximate Area = 935 sq ft / 86.8 sq m
Garage = 217 sq ft / 20.1 sq m
Total = 1152 sq ft / 106.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1516616. © nichcom 2026.

PORCH

ENTRANCE HALL

RECEPTION ROOM 24' 8" x 10' 6" (7.52m x 3.2m)

STUDY 10' 10" x 8' 8" (3.3m x 2.64m)

KITCHEN 9' 6" x 6' 0" (2.9m x 1.83m)

DINING ROOM 13' 3" x 7' 3" (4.04m x 2.21m)

GARDEN 59' 3" x 26' 4" (18.06m x 8.03m)

BEDROOM 1 13' 6" x 10' 5" (4.11m x 3.18m)

BEDROOM 2 10' 8" x 10' 6" (3.25m x 3.2m)

BEDROOM 3 7' 9" x 6' 1" (2.36m x 1.85m)

BATHROOM

GARAGE 14' 7" x 7' 8" (4.44m x 2.34m)

OFF ROAD PARKING

NO ONWARD CHAIN



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		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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