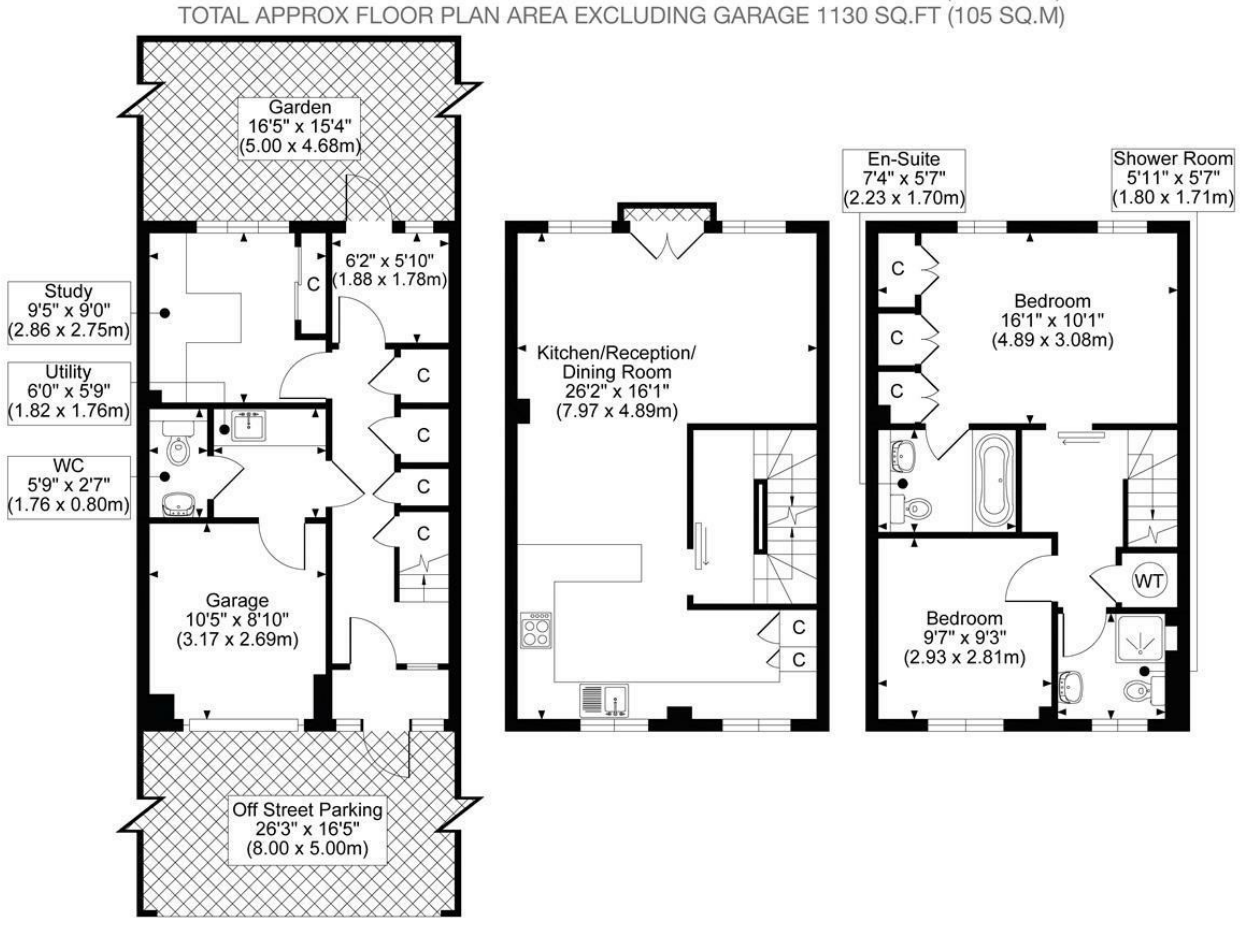
CHRISTIES



KNIGHTS MEWS, YORK ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1227 SQ.FT (114 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1130 SQ.FT (105 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optic MEDIA
opticmedia.co.uk

York Road, Sutton SM2 6HF

Guide Price £600,000

GUIDE PRICE £600,000 - £650,000

Beautifully presented and finished to a high standard throughout, this attractive three-storey home offers stylish, contemporary accommodation, a practical layout and excellent versatility. Ideally positioned for both Cheam and Sutton, the property benefits from underfloor heating throughout and a private landscaped garden.

The ground floor provides a welcoming entrance hall, a versatile study which could also be used as a third bedroom, and a useful utility room with separate WC. There is also a garage and access to the private rear garden.

The first floor is dedicated to an impressive open-plan kitchen, reception, and dining room, creating a superb space for modern living and entertaining. The contemporary fitted kitchen offers excellent storage and workspace, while the generous living and dining areas provide plenty of room to relax and enjoy the space.

The second floor offers two well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities. The second bedroom is served by a separate shower room, providing excellent flexibility for family members and guests.

Outside, the property enjoys a beautifully landscaped, low-maintenance rear garden, featuring stylish paved terraces, raised planters and a covered seating area, creating an attractive and private space for outdoor dining and entertaining.

Combining contemporary interiors, underfloor heating throughout and a highly convenient location for both Cheam and Sutton, this is an excellent opportunity to acquire a stylish and versatile home.

- Beautifully presented three-storey home
- Convenient location for both Cheam and Sutton
- Spacious open-plan kitchen, reception and dining room
- Underfloor heating throughout
- EPC Rating C
- Council Tax Band E













