



Temple Way
Sutton, SM1 3AY
Guide price £535,000



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GUIDE PRICE £535,000 - £550,000 Being one of the best value houses of it's type in the area, this sizable, extended home is in need of updating but has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a quiet cul-de-sac, on the doorstep of fabulous amenities, open spaces, schools and transport links? Temple Way will surpass your expectations, as it's just a short distance to either Sutton & Carshalton, with you having excellent schooling close by. Sutton Mainline, Common & Carshalton stations provide quick links into the City - you'll be from your sofa to London in under an hour. Despite all of this, looking onto your large rear garden, this could be a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home the house has potential in abundance, however still in the condition you can live in throughout your renovations. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the separate dining room that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the kitchen has a great amount of workspace to cook your evening meals in. But there's more! There is a recently refitted wet room on the ground floor, complimenting a family bathroom serving the first floor. On the outside to the front of the property you'll also love the convenience of your very own driveway providing off street parking.



GROUND FLOOR

Porch

Hallway

Living Room
24'11 x 10'6 (7.59m x 3.20m)

Kitchen
18' x 10'3 maximum (5.49m x 3.12m maximum)

Lobby

Bathroom
9'4 x 4'5 (2.84m x 1.35m)

Dining Room
23'4 x 16'9 maximum (7.11m x 5.11m maximum)

FIRST FLOOR

Landing

Bedroom
13'4 x 10'5 (4.06m x 3.18m)

Bedroom
11'8 x 10'5 (3.56m x 3.18m)

Bedroom
6'11 x 6'2 (2.11m x 1.88m)

Bathroom
7'2 x 5'11 (2.18m x 1.80m)

OUTSIDE

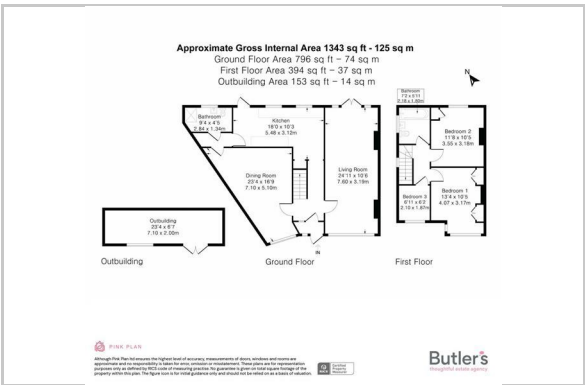
Driveway

Rear Garden

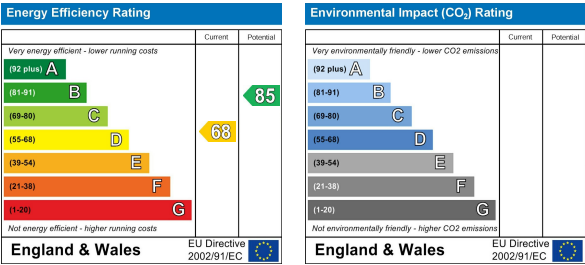
Area Map



Floor Plan



Energy Efficiency Graph



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