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CHRISTIES

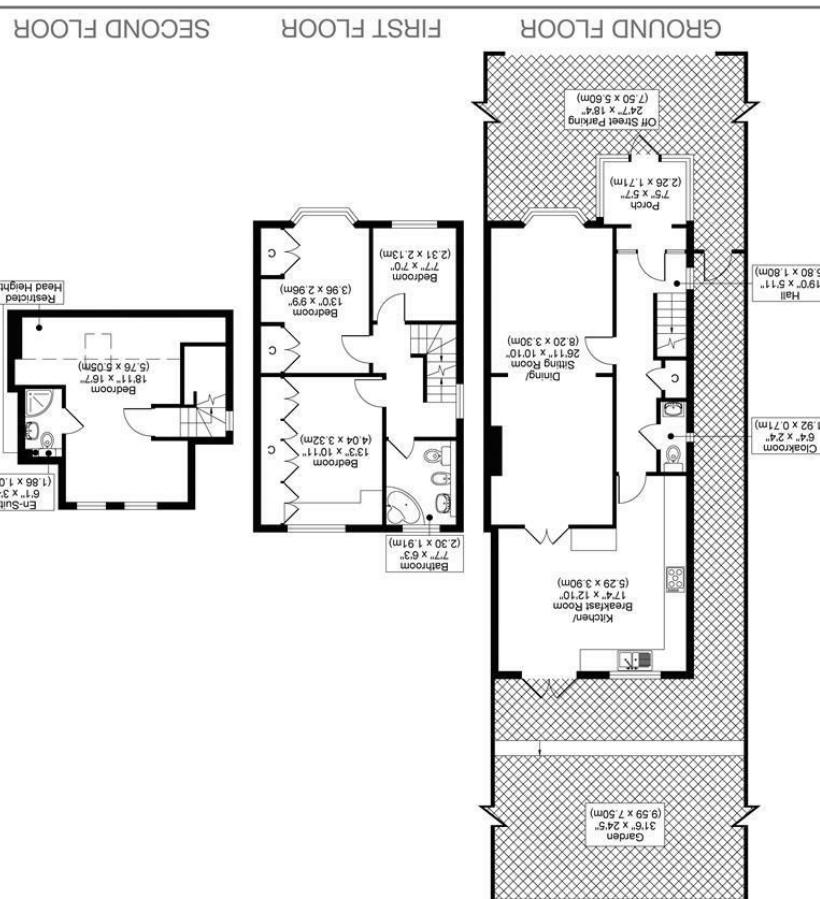
The Proper
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RICS

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MEDIA
OPTIC

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



TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEIGHT 1400 SQ.FT (130 SQ.M)
TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEIGHT 1474 SQ.FT (137 SQ.M)
POPLAR ROAD, SM3



CHRISTIES



GUIDE PRICE: £650,000-£675,000

SITUATED ON THE POPULAR POPLAR ROAD IN SUTTON, THIS ATTRACTIVE SEMI-DETACHED HOME OFFERS A WONDERFUL BLEND OF SPACE, COMFORT, AND CONVENIENCE. WITH FOUR GENEROUSLY SIZED BEDROOMS, IT IS IDEALLY SUITED TO FAMILIES LOOKING FOR A WELCOMING AND VERSATILE HOME.

THE PROPERTY FEATURES A SPACIOUS RECEPTION ROOM, PROVIDING AN IDEAL SETTING FOR RELAXING WITH FAMILY OR ENTERTAINING GUESTS. TWO WELL-APPOINTED BATHROOMS ADD TO THE PRACTICALITY OF THE LAYOUT, ENSURING SMOOTH DAY-TO-DAY LIVING FOR A BUSY HOUSEHOLD.

FURTHER BENEFITS INCLUDE OFF-STREET PARKING FOR TWO VEHICLES, OFFERING EASE AND CONVENIENCE FOR BOTH RESIDENTS AND VISITORS ALIKE. THE HOME IS WELL POSITIONED CLOSE TO A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS, AND PARKS, MAKING IT AN EXCELLENT CHOICE FOR THOSE SEEKING A BALANCE BETWEEN EVERYDAY CONVENIENCE AND A PLEASANT RESIDENTIAL SETTING.

THIS CHARMING HOME ON POPLAR ROAD IS MORE THAN JUST A PROPERTY – IT'S A PLACE TO PUT DOWN ROOTS AND CREATE LASTING MEMORIES. AN EXCELLENT OPPORTUNITY IN A SOUGHT-AFTER LOCATION, EARLY VIEWING IS HIGHLY RECOMMENDED.

- FOUR BEDROOMS
- TWO BATHROOMS
- SEMI-DETACHED
- OFF ROAD PARKING
- COUNCIL TAX BAND E
- EPC RATING D

