

Cromwells



45 Upland Road, Sutton

Sutton

Guide Price £1,300,000

45 Upland Road

Sutton

So rarely available, It is such a delight to offer to the market this extremely characterful and spacious four double bedroom detached Windebank house, built in 1922 with its current owners having lived there since 1985, which presents the opportunity to acquire a substantial family home that seamlessly blends period charm with modern comfort with also further opportunity for extension (STPP). Upon entering, you are welcomed by a generous hallway that leads to three very spacious reception rooms, each offering a versatile layout suitable for both formal entertaining and relaxed family living. The property boasts an impressive sense of light and space throughout, enhanced by high ceilings, large windows, and tasteful décor that highlights the home's original features. The well-appointed kitchen is thoughtfully designed with ample storage and workspace. Each of the four double bedrooms are generously proportioned. Three bathrooms provide convenience and privacy for family members and guests alike. Additional features include practical storage solutions and quality fixtures and fittings throughout the home. The property also benefits from off-road parking, adding a further layer of convenience.. This beautifully presented home is ideally suited for families seeking space, style, in a desirable location. There are security audio alarm and security lights at front (with camera) and at rear. With its harmonious blend of traditional character and contemporary finishes, this property offers a truly unique and inviting environment for its next owners.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extremely Characterful Spacious 4 Double Bedrooms Detached
- 3 Very Spacious Reception Rooms
- 3 Bathrooms
- Stunning and Very Large Rear Garden & Off Road Parking



Enclosed Entrance Porch

Dual aspect, inner door leading to entrance hall

Spacious Entrance Hall

Doors leading to:

Reception Room

18' 5" x 17' 8" (5.61m x 5.39m)

Beautiful large round bay window, front aspect, feature fireplace

Rear Reception Room

18' 4" x 17' 8" (5.59m x 5.38m)

Beautiful large round bay window, rear aspect with door out to terrace and garden

Reception Room 3

11' 6" x 12' 8" (3.50m x 3.86m)

Rear reception room, bricked up fireplace, leading through to Kitchen/Breakfast Room

Kitchen/Breakfast Room

17' 6" x 12' 4" (5.33m x 3.76m)

Rear and side aspect, range of fitted units as well as walk in storage cupboards, door out to side with covered area leading to Utility/storage, walk in cupboards.

Garden Room/Utility (Originally a Garage)

17' 4" x 10' 0" (5.28m x 3.05m)

With up and over door to front. Covered area for utility/storage with access from the front and rear via side gate

Stairs to spacious first floor Gallery landing

Doors to:



Bedroom 1

18' 5" x 17' 8" (5.61m x 5.38m)

Beautiful large round bay window, front aspect, fitted wardrobe cupboards and drawers

Bedroom 2

18' 4" x 17' 8" (5.59m x 5.38m)

Beautiful large round bay window, rear aspect overlooking garden

Bedroom 3

11' 6" x 12' 9" (3.50m x 3.89m)

Rear aspect, boarded up fireplace

Bedroom 4

10' 6" x 12' 2" (3.20m x 3.71m)

Rear aspect, boarded up fireplace

Family Bathroom

Side aspect

Shower Room

Front aspect

Garden

Large private rear garden with mature trees and shrubs

Parking - Car port

Car port for 3 cars with further off street parking to front for more





Cromwells Estate Agents

Cromwells Estate Agents, 95 Banstead Road – SM5 3NP

02086425468 • admin@cromwellscarshalton.com • www.cromwellsestateagents.uk/