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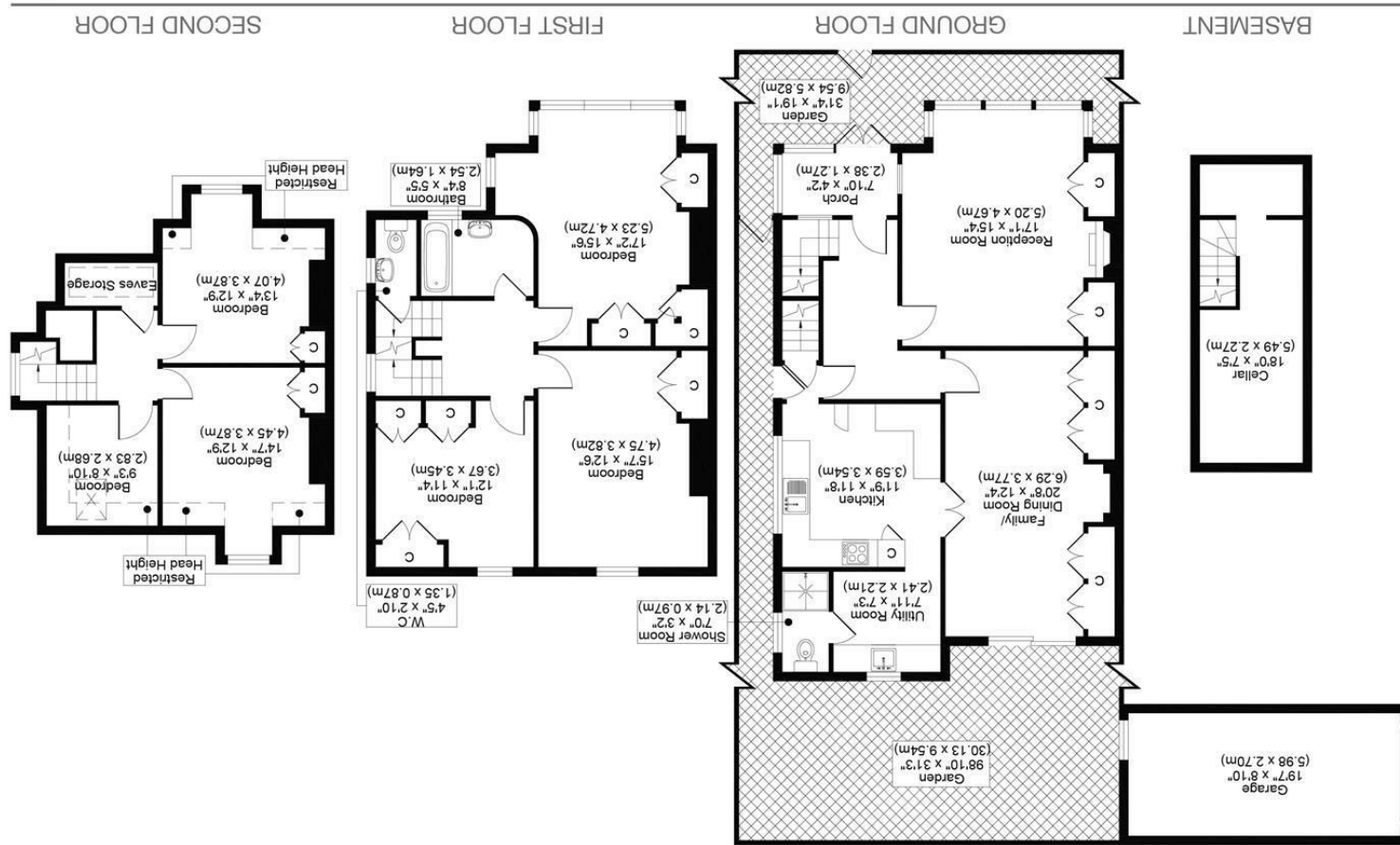
RICS

The Property Ombudsman

CHRISTIES

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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.



EGMONT ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE, EAVES STORAGE & RESTRICTED HEAD HEIGHT 2449 SQ.FT (228 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE, EAVES STORAGE & RESTRICTED HEAD HEIGHT 2123 SQ.FT (197 SQ.M)



CHRISTIES



EGMONT ROAD, SUTTON SM2 5JN

GUIDE PRICE £1,100,000

GUIDE PRICE £1,100,000 - £1,200,000

LOCATED ON THE CHARMING EGMONT ROAD IN SUTTON, THIS DELIGHTFUL SEMI-DETACHED HOUSE OFFERS A PERFECT BLEND OF CHARACTER AND MODERN LIVING. WITH AN IMPRESSIVE SIX BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES SEEKING AMPLE SPACE AND COMFORT. THE TWO WELL-APPOINTED RECEPTION ROOMS PROVIDE VERSATILE AREAS FOR RELAXATION AND ENTERTAINMENT, MAKING IT EASY TO HOST GATHERINGS OR ENJOY QUIET EVENINGS AT HOME.

THE HOUSE FEATURES TWO BATHROOMS, ENSURING CONVENIENCE FOR BUSY HOUSEHOLDS. THE LAYOUT IS THOUGHTFULLY DESIGNED TO ACCOMMODATE BOTH PRIVACY AND TOGETHERNESS, ALLOWING EACH FAMILY MEMBER TO ENJOY THEIR OWN SPACE WHILE STILL BEING PART OF THE HOME.

THE PROPERTY IS CONVENIENTLY LOCATED CLOSE TO A VARIETY OF AMENITIES, INCLUDING SHOPS, SCHOOLS, AND PARKS, MAKING IT AN EXCELLENT CHOICE FOR THOSE WHO APPRECIATE EASY ACCESS TO LOCAL CONVENIENCES.

THIS CHARACTER HOME IS NOT JUST A PLACE TO LIVE; IT IS A SANCTUARY THAT OFFERS WARMTH AND CHARM, PERFECT FOR CREATING LASTING MEMORIES. WHETHER YOU ARE LOOKING TO SETTLE DOWN IN A VIBRANT COMMUNITY OR SEEKING A SPACIOUS FAMILY HOME, THIS PROPERTY ON EGMONT ROAD IS SURE TO IMPRESS. DO NOT MISS THE OPPORTUNITY TO MAKE THIS WONDERFUL HOUSE YOUR NEW HOME.

- SIX BEDROOMS
- SEMI-DETACHED
- CHARACTER HOME
- GARAGE
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- EPC RATING C
- COUNCIL TAX BAND F

