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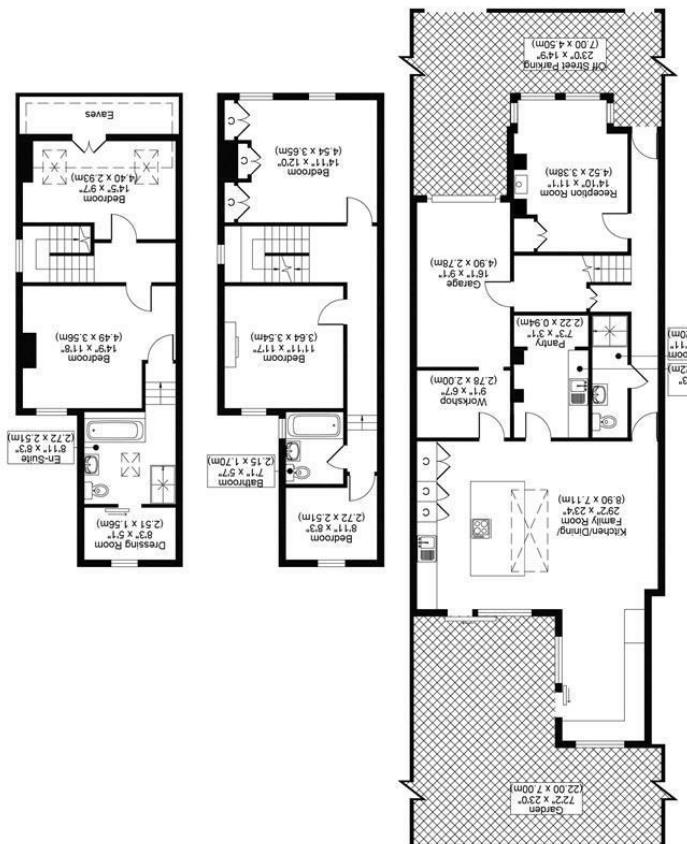
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The Proper
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OPTIC
MEDIA

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

GROUND FLOOR FIRST FLOOR SECOND FLOOR



TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & EAVES & RESTRICTED HEAD HEIGHT 2067 SQ.FT (192 SQ.M)
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & EAVES & RESTRICTED HEAD HEIGHT 2325 SQ.FT (216 SQ.M)
BARNABUS ROAD, SM2



CHRISTIES



ST. BARNABAS ROAD, SUTTON SM1 4NL

A BEAUTIFULLY PRESENTED FIVE-BEDROOM FAMILY HOME ARRANGED OVER THREE FLOORS, OFFERING OVER 2,000 SQ. FT (192 SQ. M) OF WELL-BALANCED LIVING ACCOMMODATION ON ONE OF SUTTON'S MOST SOUGHT-AFTER TREE-LINED RESIDENTIAL ROADS.

THE GROUND FLOOR IS CENTRED AROUND AN IMPRESSIVE OPEN-PLAN KITCHEN/DINING/FAMILY ROOM, CREATING A TRUE FOCAL POINT FOR MODERN FAMILY LIVING WITH DIRECT ACCESS TO THE REAR GARDEN. TO THE FRONT, A SEPARATE RECEPTION ROOM WITH LOG BURNER PROVIDES A MORE FORMAL YET INVITING SPACE. A UTILITY ROOM, SHOWER ROOM, PANTRY, AND WORKSHOP ADD A LEVEL OF PRACTICALITY RARELY FOUND IN HOMES OF THIS TYPE. PLANTATION SHUTTERS THROUGHOUT FURTHER ENHANCE THE PROPERTY'S CHARACTER AND PERIOD APPEAL.

THE FIRST FLOOR COMPRISES THREE BEDROOMS, INCLUDING A GENEROUS DOUBLE, ALONGSIDE A WELL-APPOINTED FAMILY BATHROOM. THE SECOND FLOOR OFFERS TWO ADDITIONAL BEDROOMS, WITH THE PRINCIPAL SUITE BENEFITTING FROM A DRESSING ROOM AND EN-SUITE, ENJOYING FAR-REACHING VIEWS ACROSS WEST LONDON.

EXTERNALLY, THE TIERED WEST FACING REAR GARDEN PROVIDES A GENUINE SUN TRAP THROUGHOUT THE AFTERNOON AND EVENING. A COVERED PATIO WITH PERGOLA ENSURES THE SPACE CAN BE ENJOYED YEAR-ROUND.

THE LOCATION IS EXCEPTIONALLY CONVENIENT, WITH OUTSTANDING RATED SCHOOLS, PRE-SCHOOLS, NURSERIES, AND FAMILY PARKS ALL WITHIN PROXIMITY, AND SUTTON TOWN CENTRE JUST A 10-MINUTE WALK AWAY.

FURTHER BENEFITS INCLUDE OFF-ROAD PARKING FOR ONE VEHICLE AND A GARAGE- A RARE AND VALUABLE FEATURE FOR THE AREA.

OFFERS IN THE REGION OF £850,000

- VICTORIAN PROPERTY

- FIVE BEDROOMS

- THREE BATHROOMS

- STUNNING CONDITION

- COUNCIL TAX BAND D

- EPC RATING C

