



CHRISTIES



CHILTERN ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT & OUTBUILDINGS 2534 SQ.FT (235 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT & OUTBUILDINGS 1960 SQ.FT (182 SQ.M)



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.

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RICS

The Property Ombudsman

CHILTERN ROAD, SUTTON SM2 5RD

GUIDE PRICE £1,100,000

SITUATED ON THE DESIRABLE CHILTERN ROAD IN SUTTON, THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME OFFERS A FANTASTIC COMBINATION OF SPACE, COMFORT AND CONVENIENCE. WELL SUITED TO MODERN FAMILY LIVING, THE PROPERTY IS PRESENTED IN EXCELLENT CONDITION AND IS READY FOR ITS NEW OWNERS TO MOVE STRAIGHT IN AND ENJOY.

THE GROUND FLOOR FEATURES TWO SPACIOUS AND VERSATILE RECEPTION ROOMS, PROVIDING PLENTY OF SPACE FOR RELAXING, ENTERTAINING AND FAMILY LIFE. THE ACCOMMODATION FLOWS NATURALLY THROUGHOUT, CREATING A WARM AND WELCOMING FEEL, WHILE OFFERING THE FLEXIBILITY TO SUIT A VARIETY OF NEEDS. THERE IS ALSO A HOME OFFICE WITH HEATING AND W/C LOCATED IN THE GARDEN FOR THOSE WHO NEED EXTRA SPACE TO WORK FROM HOME.

UPSTAIRS, THERE ARE FOUR WELL-PROPORTIONED BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM ITS OWN DRESSING AREA AND EN-SUITE. A FURTHER FAMILY BATHROOM PROVIDES ADDITIONAL PRACTICALITY FOR A GROWING FAMILY.

THE PROPERTY IS TURN-KEY READY, MEANING THERE IS NO IMMEDIATE NEED FOR RENOVATION OR MAJOR WORKS. IT IS ALSO OFFERED WITH NO ONWARD CHAIN, WHICH SHOULD HELP PROVIDE A SMOOTHER AND MORE STRAIGHTFORWARD PURCHASE FOR THE NEW OWNERS.

CHILTERN ROAD IS A POPULAR AND WELL-ESTABLISHED RESIDENTIAL LOCATION, CONVENIENTLY POSITIONED FOR A RANGE OF LOCAL SHOPS, SCHOOLS, PARKS AND TRANSPORT LINKS. THE COMBINATION OF A DETACHED HOME, GENEROUS ACCOMMODATION AND A CONVENIENT SUTTON LOCATION MAKES THIS AN EXCELLENT OPPORTUNITY FOR FAMILIES LOOKING FOR THEIR NEXT HOME.

A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS AND BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOUSE IN A SOUGHT-AFTER SUTTON LOCATION. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

- FOUR BEDROOMS
- DETACHED HOUSE
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- COUNCIL TAX BAND: G
- EPC RATING: D

