



Court Drive, Sutton, SM1

Offers Over £900,000

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No Chain | Stunning renovated 4 Bedroom Semi-Detached Family Home on the Poets Estate | Approx. 1,500 sq ft | South-West Garden | 8 Min Walk to Carshalton Station | London Victoria from 28 Mins



Key Features

- No Onward Chain
- Four Bedroom Semi-Detached Home
- Approx. 1,500 Sq Ft
- South-West Facing Garden
- Driveway Parking
- Loft Conversion With En-Suite
- High-Spec Kitchen/Dining Room
- Converted Garage/Home Office
- Carshalton Station 8 minute walk with Victoria From 28 Minutes
- EPC Rating: TBC









The transformation is immediately apparent on the ground floor, which has effectively been rebuilt from the brickwork inwards with new woodwork, doors, skirting, picture rails, windows and a new front door, alongside a complete electrical rewire and high-quality LVT flooring. To the front, the bay-fronted living room provides a comfortable, more intimate space to retreat to in the evenings, with Crittall-style doors adding a smart contemporary finish. The former garage has also been converted, creating an incredibly useful additional room that works equally well as a home office, children's playroom or study – exactly the sort of flexible space that becomes invaluable as a family grows. A downstairs WC and laundry area adds further practicality, keeping the everyday workings of the house away from the main living areas.





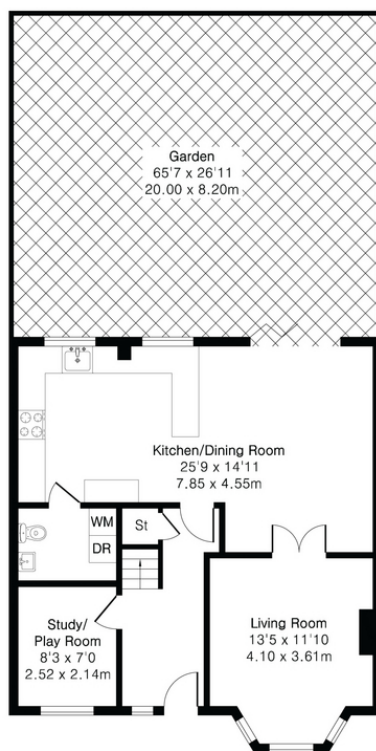


Approximate Gross Internal Area 1500 sq ft - 140 sq m

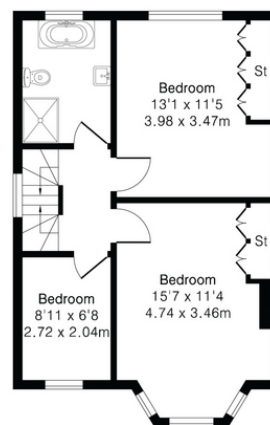
Ground Floor Area 689 sq ft – 64 sq m

First Floor Area 492 sq ft – 46 sq m

Second Floor Area 319 sq ft – 30 sq m



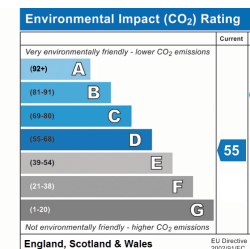
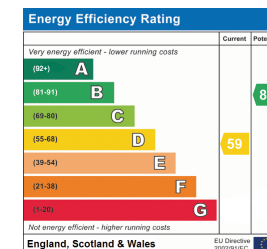
Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure Type: Freehold
Council Tax Band: E
Council Authority: Sutton

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