

40 Prior Avenue, Sutton, SM2 5HY
£875,000



PAUL GRAHAM

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DESCRIPTION

This attractive four-bedroom semi-detached family home offers excellent kerb appeal and has been tastefully finished throughout, providing bright and well-balanced accommodation ideal for modern family living. The ground floor features a cosy front living room with a log burner, creating a warm and inviting space, while the separate dining room benefits from French doors opening directly onto the garden. The property has been extended to provide a spacious kitchen and breakfast room, alongside a useful utility room and a convenient downstairs bathroom. Upstairs, the property offers four well-proportioned bedrooms and a modern family bathroom. Externally, the home boasts a beautifully landscaped westerly-facing garden, designed for both relaxation and entertaining, with a generous patio area ideal for outdoor dining leading to a pergola seating area. Practicality is a key feature, with a driveway that can comfortably accommodate three vehicles, a small garage, and the advantage of being offered to the market with no onward chain. Prior Avenue is a highly regarded residential road within the desirable SM2 postcode, known for its attractive homes and convenience. A standout feature of this location is the ability for a family to settle long-term, with excellent primary schools within easy walking distance, allowing children to begin their education at Reception and remain in the same home through to their A-Levels. The area is exceptionally popular due to its proximity to several highly regarded grammar schools for both boys and girls, including Sutton Grammar, Wallington County Grammar School and Nonsuch High School for Girls.



ROOMS

ENTRANCE HALL

SITTING ROOM 16' 9" x 12' 8" (5.11m x 3.86m)

DINING ROOM 15' 1" x 11' 5" (4.6m x 3.48m)

KITCHEN 11' 10" x 7' 11" (3.61m x 2.41m)

BREAKFAST AREA 11' 7" x 7' 0" (3.53m x 2.13m)

UTILITY ROOM 6' 9" x 5' 0" (2.06m x 1.52m)

BATHROOM

BEDROOM 1 16' 8" x 11' 10" (5.08m x 3.61m)

BEDROOM 2 15' 2" x 11' 10" (4.62m x 3.61m)

BEDROOM 3 13' 0" x 6' 11" (3.96m x 2.11m)

BEDROOM 4 9' 5" x 7' 3" (2.87m x 2.21m)

BATHROOM

WESTERLY ASPECT GARDEN 97' 1" x 32' 4" (29.59m x 9.86m)

GARAGE 6' 8" x 6' 5" (2.03m x 1.96m)

OFF ROAD PARKING

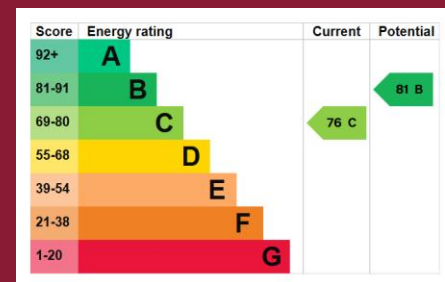
NO ONWARD CHAIN



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FLOOR PLAN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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