



3 Hawthorn Road, Sutton, SM1 4PF | **Guide Price £700,000 Freehold**

A bright and spacious five-bedroom semi-detached family home situated on a popular residential road in Carshalton Beeches. Having been extended, the property offers approximately 2,035 sq ft (189 sq m) of accommodation arranged over three floors, together with a cellar. The ground floor features two generous reception rooms, a well-appointed kitchen, a separate utility room, and a shower room. The first floor provides four bedrooms and a family bathroom, while on the second floor is an impressive, spacious principal bedroom with an en-suite. Externally, the property benefits from a generous 55 ft rear garden and off-street parking. Further features include the useful cellar and excellent overall proportions, making this an ideal home for a growing family seeking versatile living space in a desirable residential location.

Denotes restricted head height

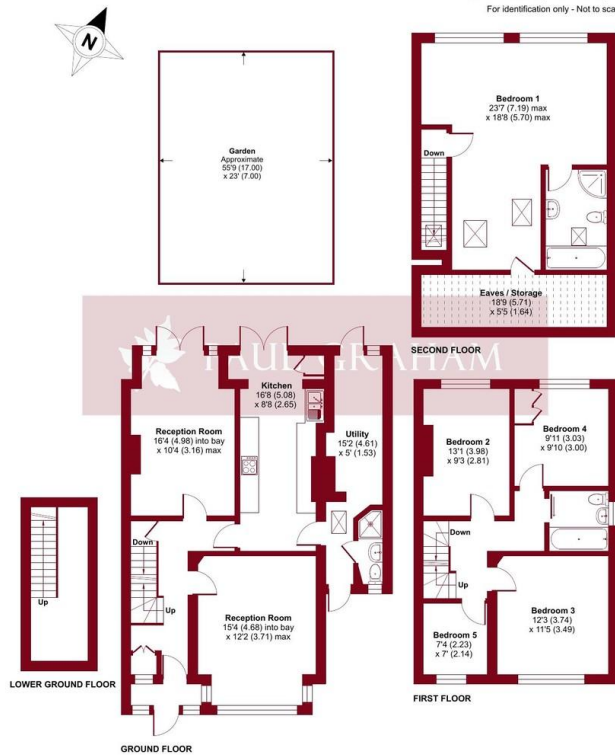
Hawthorn Road, Sutton, SM1

Approximate Area = 1925 sq ft / 178.8 sq m

Limited Use Area(s) = 110 sq ft / 10.2 sq m

Total = 2035 sq ft / 189 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Paul Graham. REF: 1502052

ENTRANCE PORCH

ENTRANCE HALL

CELLAR

FRONT RECEPTION ROOM 15' 4" x 12' 2" (4.67m x 3.71m) Max into bay

REAR RECEPTION ROOM 16' 4" x 10' 4" (4.98m x 3.15m) Max into bay.

KITCHEN 16' 8" x 8' 8" (5.08m x 2.64m)

UTILITY ROOM 2' 8" x 8' 8" (0.81m x 2.64m)

SHOWER ROOM WITH WC

FIRST FLOOR

BEDROOM 2 13' 1" x 9' 3" (3.99m x 2.82m)

BEDROOM 3 12' 3" x 11' 5" (3.73m x 3.48m)

BEDROOM 4 9' 11" x 9' 10" (3.02m x 3m)

BEDROOM 5 7' 4" x 7' 0" (2.24m x 2.13m)

FAMILY BATHROOM

SECOND FLOOR

MASTER BEDROOM 23' 7" x 18' 8" (7.19m x 5.69m) Max



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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