



**Lymescote Gardens, Sutton SM1 2PN**



**welcome to**

## **Lymescote Gardens, Sutton**

Set in a sought-after location with excellent public transport links, access to local amenities, green spaces, and nearby parks, this home effortlessly blends stylish interiors with a practical layout.

The property boasts two well-appointed reception rooms: the first features generous proportions accentuated by large windows that flood the space with natural light, creating an inviting space for entertaining or relaxing. The second reception room offers elegant wood floors and opens directly onto the garden, providing a seamless flow between indoor and outdoor living. Planning has been granted for a ground floor extension.

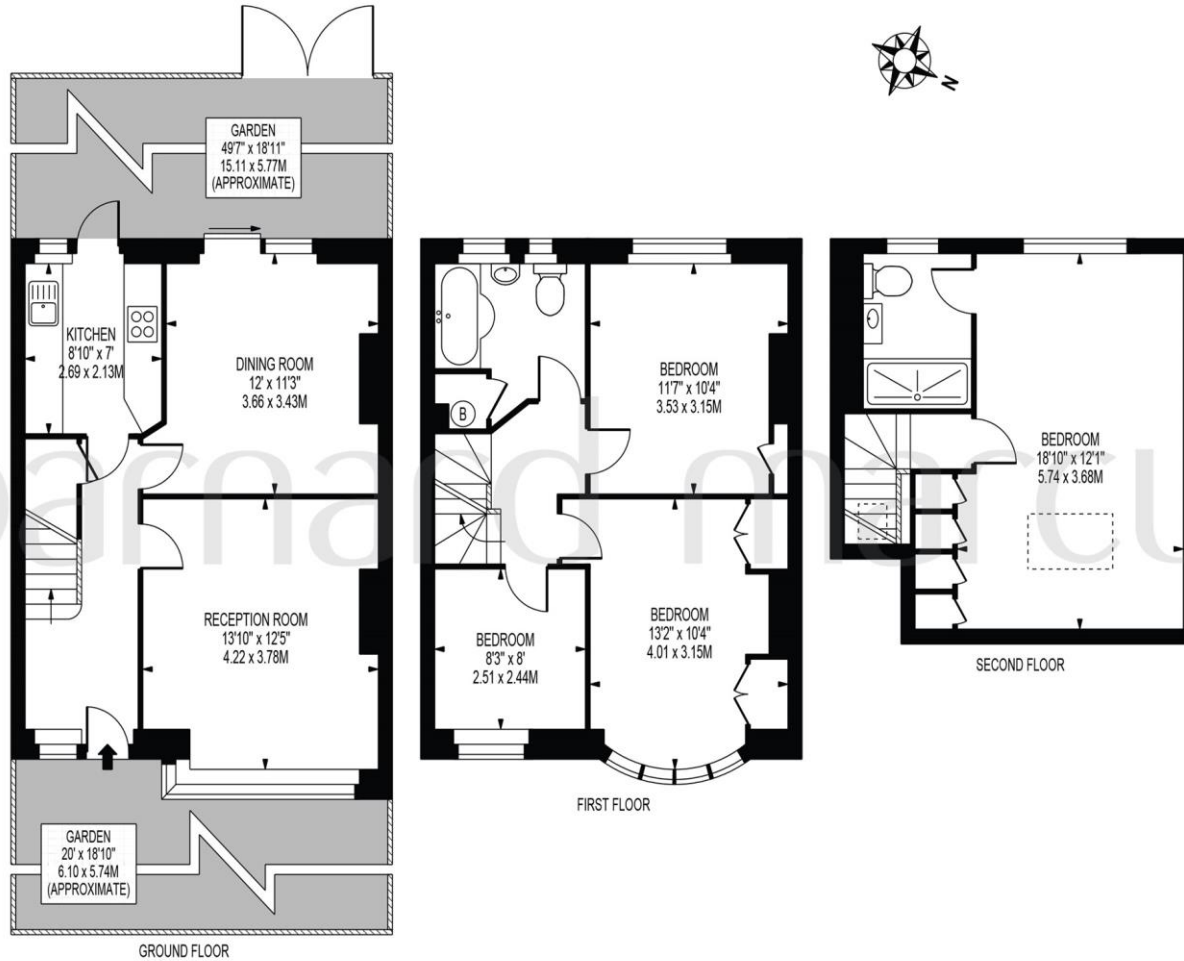
The modern kitchen is filled with natural light, making it a bright and welcoming setting for family meals or informal gatherings. Upstairs, the spacious master bedroom is complete with its own en-suite bathroom, a luxurious rain shower, and built-in wardrobes for ample storage. Two further double bedrooms, one also benefitting from built-in wardrobes, and a comfortable single bedroom offer versatile accommodation options.

Practicality has not been overlooked, with parking available for added convenience. Whether enjoying the tranquillity of nearby green spaces or taking advantage of the vibrant local amenities, this home presents a rare opportunity to acquire a ready-to-move-into property in a fantastic location. Early viewing is highly recommended to fully appreciate the lifestyle on offer.



# LYMSCOTE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1225 SQ FT - 113.81 SQ M



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## Lymescote Gardens, Sutton

- Four spacious bedrooms
- Sought-after family-friendly location
- Excellent public transport links
- Two bright reception rooms
- Direct garden access

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£600,000**



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Property Ref:  
SUT110846 - 0030

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