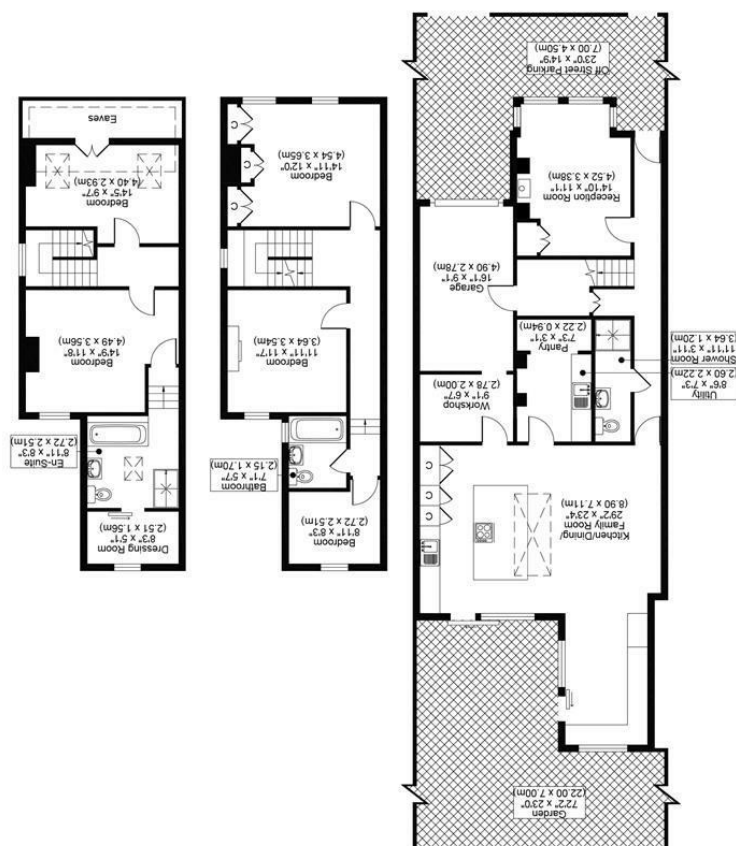


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
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BARNABUS ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & EAVES & RESTRICTED HEAD HEIGHT 2325 SQ.FT (216 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & EAVES & RESTRICTED HEAD HEIGHT 2067 SQ.FT (192 SQ.M)



ST. BARNABAS ROAD, SUTTON SM1 4NL

OFFERS IN THE REGION OF £850,000

A BEAUTIFULLY PRESENTED FIVE-BEDROOM FAMILY HOME ARRANGED OVER THREE FLOORS, OFFERING OVER 2,000 SQ. FT (192 SQ. M) OF WELL-BALANCED LIVING ACCOMMODATION ON ONE OF SUTTON'S MOST SOUGHT-AFTER TREE-LINED RESIDENTIAL ROADS.

THE GROUND FLOOR IS CENTRED AROUND AN IMPRESSIVE OPEN-PLAN KITCHEN/DINING/FAMILY ROOM, CREATING A TRUE FOCAL POINT FOR MODERN FAMILY LIVING WITH DIRECT ACCESS TO THE REAR GARDEN. TO THE FRONT, A SEPARATE RECEPTION ROOM WITH LOG BURNER PROVIDES A MORE FORMAL YET INVITING SPACE. A UTILITY ROOM, SHOWER ROOM, PANTRY, AND WORKSHOP ADD A LEVEL OF PRACTICALITY RARELY FOUND IN HOMES OF THIS TYPE. PLANTATION SHUTTERS THROUGHOUT FURTHER ENHANCE THE PROPERTY'S CHARACTER AND PERIOD APPEAL.

THE FIRST FLOOR COMPRISES THREE BEDROOMS, INCLUDING A GENEROUS DOUBLE, ALONGSIDE A WELL-APPOINTED FAMILY BATHROOM. THE SECOND FLOOR OFFERS TWO ADDITIONAL BEDROOMS, WITH THE PRINCIPAL SUITE BENEFITTING FROM A DRESSING ROOM AND EN-SUITE, ENJOYING FAR-REACHING VIEWS ACROSS WEST LONDON.

EXTERNALLY, THE TIERED WEST FACING REAR GARDEN PROVIDES A GENUINE SUN TRAP THROUGHOUT THE AFTERNOON AND EVENING. A COVERED PATIO WITH PERGOLA ENSURES THE SPACE CAN BE ENJOYED YEAR-ROUND. THE LOCATION IS EXCEPTIONALLY CONVENIENT, WITH OUTSTANDING RATED SCHOOLS, PRE-SCHOOLS, NURSERIES, AND FAMILY PARKS ALL WITHIN PROXIMITY, AND SUTTON TOWN CENTRE JUST A 10-MINUTE WALK AWAY. FURTHER BENEFITS INCLUDE OFF-ROAD PARKING FOR ONE VEHICLE AND A GARAGE- A RARE AND VALUABLE FEATURE FOR THE AREA.

- VICTORIAN PROPERTY
- FIVE BEDROOMS
- THREE BATHROOMS
- STUNNING CONDITION
- COUNCIL TAX BAND D
- EPC RATING C

