



PAUL GRAHAM



6 Croft Road, Sutton, SM1 4NE | Guide Price £950,000

A stunning 4 bedroom detached family home located on a popular and quiet residential road. The property has been decorated to an excellent condition throughout with light and airy hallways/entrance hall, modern kitchen, open plan living room with conservatory, good size bedrooms and additional ensuite shower room added to the main bedroom. To the front of the house there is a driveway, providing off road parking for 2-3 cars, which leads to an integrated single garage. The mature garden with side access is of excellent size and offers a secluded patio/pizza oven area and two outbuildings (perfect for home office space). Located close to reputable schooling, amenities, transport links and equal distance to both Carshalton and Sutton high streets and provides you with amazing views and scenic outlook of the London skyline.



PORCH

ENTRANCE HALL

LIVING ROOM 29' 4" x 16' 4" (8.94m x 4.98m)

CONSERVATORY 12' 5" x 9' 0" (3.78m x 2.74m)

DINING AREA 13' 0" x 8' 1" (3.96m x 2.46m)

KITCHEN 11' 1" x 8' 5" (3.38m x 2.57m)

SHOWER ROOM 5' 6" x 3' 9" (1.68m x 1.14m)

LANDING

BEDROOM 11' 6" x 14' 2" (4.98m x 4.32m) into wardrobe

ENSUITE 6' 7" x 5' 2" (2.01m x 1.57m)

BEDROOM 21' 4" x 11' 7" (4.37m x 3.53m)

BEDROOM 31' 2" x 12' 3" (3.84m x 3.73m)

BEDROOM 4' 9" x 8' 3" (2.84m x 2.51m)

BATHROOM 8' 2" x 6' 8" (2.49m x 2.03m)

GARDEN 100' (30.48m)

GARAGE 15' 9" x 7' 6" (4.8m x 2.29m)

OFF ROAD PARKING



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		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk