

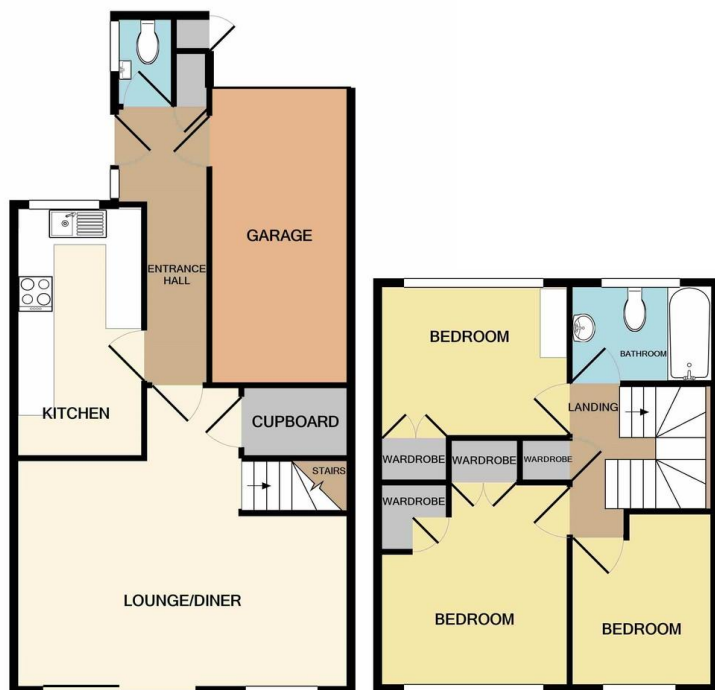


PAUL GRAHAM



44 Calthorpe Gardens, Sutton, SM1 3DF | **Guide Price £460,000**

A spacious 3 bedroom terraced home located on a quiet cul de sac close to Sutton town centre, transport links and reputable schools. Features include double glazing, gas central heating, large reception room, downstairs WC, integral garage, off road parking, upstairs family bathroom, good sized bedrooms with plenty of storage and south facing garden.



GROUND FLOOR
APPROX. FLOOR
AREA 608 SQ.FT.
(56.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ENTRANCE HALL

WC

CLOAKROOM

KITCHEN 14' 13" x 7' 11" (4.6m x 2.41m)

LIVING ROOM 18' 7" x 16' 8" (5.66m x 5.08m)

LANDING

BEDROOM 1 11' 4" x 10' 5" (3.45m x 3.18m)
with built in wardrobes

BEDROOM 2 10' 6" x 8' 5" (3.2m x 2.57m)
with built in wardrobes

BEDROOM 3 9' 10" x 7' 9" (3m x 2.36m)

BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m)

GARDEN 27' 8" x 19' 4" (8.43m x 5.89m)

GARAGE 27' 8" x 19' 4" (8.43m x 5.89m)

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.

Address: 44 CALTHORPE GARDENS, SUTTON, SUTTON, SM1 3DF
RRN: 0511-3005-2204-6639-4204

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

POTENTIAL

66

86

England & Wales

EU Directive
2002/91/EC



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