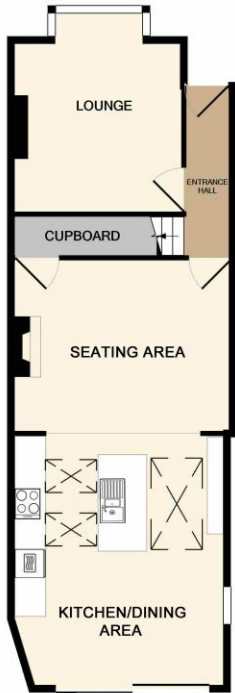


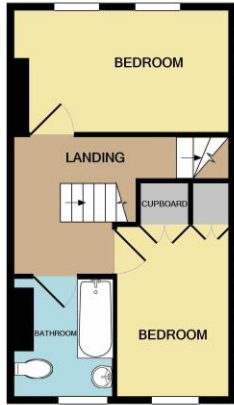


14 Thicket Crescent, Sutton, SM1 4QB | **Guide Price £525,000**

A beautifully presented 3 bedroom semi detached family home. The property is conveniently located within walking distance of Sutton town centre, Carshalton and Sutton mainline stations/bus routes, recreation grounds, shopping parades and reputable schools. The property has been completely modernised by the current owner with features including a landscaped 73ft garden, high ceilings, double glazing, gas central heating, rear extension with seating area/kitchen/dining room, loft conversion, bathroom and shower room.



GROUND FLOOR  
APPROX. FLOOR  
AREA 577 SQ.FT.  
(53.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(32.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1208 SQ.FT. (112.3 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**

**LIVING ROOM 13' 7" x 11' 11" (4.14m x 3.63m)**

**KITCHEN/DINER/SEATING 28' 5" x 14' 4" (8.66m x 4.37m)**

**LANDING**

**BEDROOM 2 14' 2" x 8' 10" (4.32m x 2.69m)**

**BEDROOM 3 11' 3" x 7' 1" (3.43m x 2.16m)**

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

**LANDING**

**BEDROOM 1 22' 3" x 10' 9" (6.78m x 3.28m)**

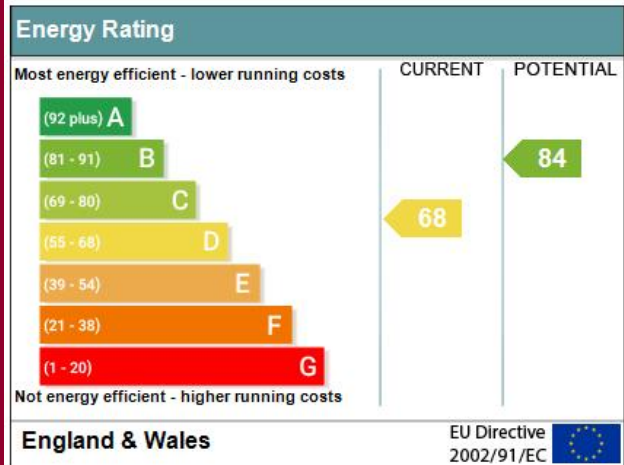
**SHOWER ROOM 6' 0" x 5' 4" (1.83m x 1.63m)**

**GARDEN 73' x 21' 4" (22.25m x 6.5m)**



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.

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