



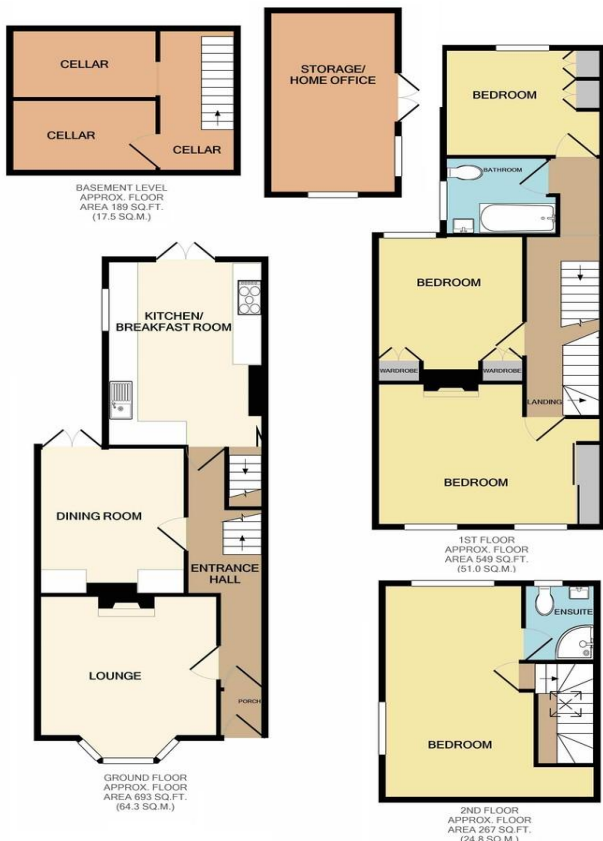
PAUL GRAHAM



13 Sutton Grove, Sutton, SM1 4LN | **Guide Price £600,000 - £625,000**

A well presented 4 bedroom semi detached house with spacious accommodation over 3 floors. The property features include 2 reception rooms, cellar currently being used as storage, family bathroom, loft extension with shower ensuite, period feature such as fireplace/coving/high skirting boards, 70ft garden with parking at the rear and outbuilding currently used as storage but ideal for summer house or home office. Ideally located in the middle of Carshalton and Sutton high streets close to mainline train stations and reputable schools. No onward chain.





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** 14' 3" x 12' 5" (4.34m x 3.78m)

**DINING ROOM** 12' 7" x 10' 3" (3.84m x 3.12m)

**KITCHEN** 15' 7" x 11' 0" (4.75m x 3.35m)

**CELLAR**

**LANDING**

**BEDROOM 2** 16' 2" x 12' 1" (4.93m x 3.68m)  
into wardrobe

**BEDROOM 3** 12' 6" x 10' 2" (3.81m x 3.1m)

**BEDROOM 4** 10' 10" x 8' 8" (3.3m x 2.64m)  
into wardrobe

**BATHROOM** 7' 9" x 6' 6" (2.36m x 1.98m)

**LANDING**

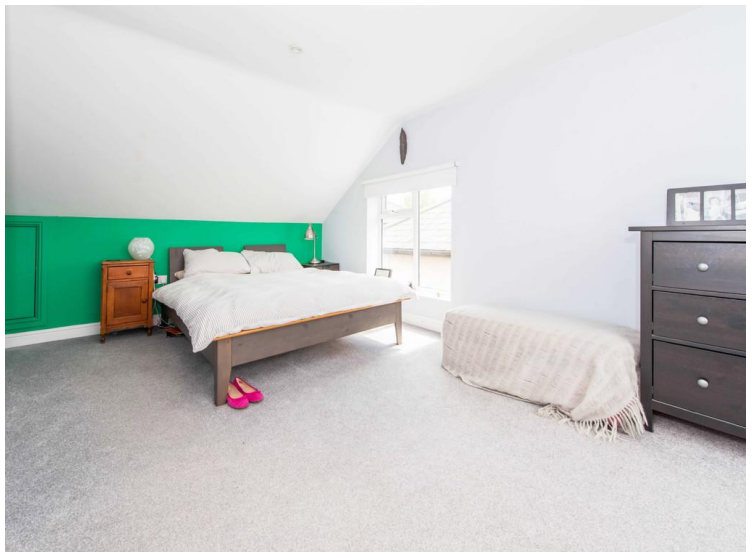
**BEDROOM 1** 18' 1" x 15' 4" (5.51m x 4.67m)  
Loft Room

**ENSUITE** 6' 2" x 5' 2" (1.88m x 1.57m)

**GARDEN** 70' x 26' (21.34m x 7.92m)

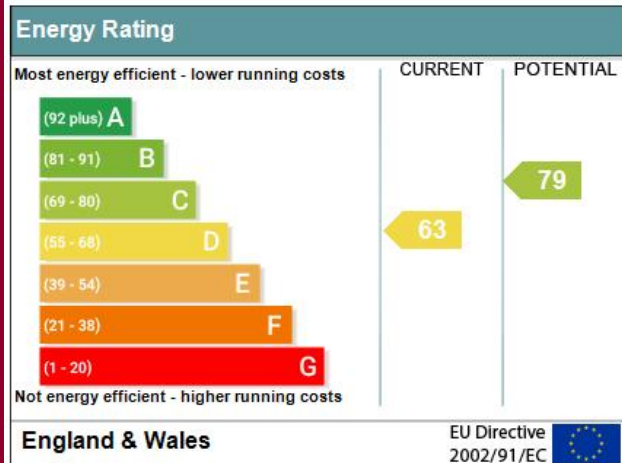
**OUTBUILDING** 15' 4" x 8' 9" (4.67m x 2.67m)

**CAR PARKING SPACE TO REAR**



**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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