

64 Furzedown Road, Sutton, SM2 5QF Guide Price £940,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

A stunning four bedroom detached family home with an attractive garden and studio/gym. The property offers ample off street parking and is ideally situated in a prime South Sutton location close to transport links, excellent local schools and amenities. This charming home has been superbly finished by the current owners, offering bright and spacious accommodation, with stylish interiors and high quality finish throughout. Providing expansive family living space, this wonderful home enjoys an inviting front aspect reception room, as well as an impressive open plan kitchen/dining room opening onto the garden and studio/gym to the rear. Further features include a high quality fitted "shaker style" kitchen with separate utility and W/C, a stylish bathroom, gas central heating, double glazing, quality floor coverings, bespoke joinery, and ample inbuilt storage.



ROOMS

ENTRANCE HALL

LOUNGE 15' 3" x 12' 6" (4.65m x 3.81m)

STUDY 10' 2" x 7' 7" (3.1m x 2.31m)

DINING AREA 14' 10" x 12' 9" (4.52m x 3.89m)

KITCHEN AREA 18' 1" x 8' 8" (5.51m x 2.64m)

UTILITY ROOM 9' 10" x 7' 7" (3m x 2.31m)

WC

SUMMER HOUSE/GYM 18' 8" x 12' 6" (5.69m x 3.81m)

STORE

LANDING

BEDROOM 1 12' 10" x 10' 8" (3.91m x 3.25m)

BEDROOM 2 12' 5" x 11' 10" (3.78m x 3.61m)

BEDROOM 3 9' 0" x 8' 10" (2.74m x 2.69m)

BEDROOM 4 8' 10" x 8' 3" (2.69m x 2.51m)

FAMILY BATHROOM 8' 7" x 5' 11" (2.62m x 1.8m)

GARAGE 8' 4" x 7' 7" (2.54m x 2.31m)

GARDEN

IN/OUT DRIVEWAY WITH PARKING FOR 3 CARS



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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.

WALLINGTON

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

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

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

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk