

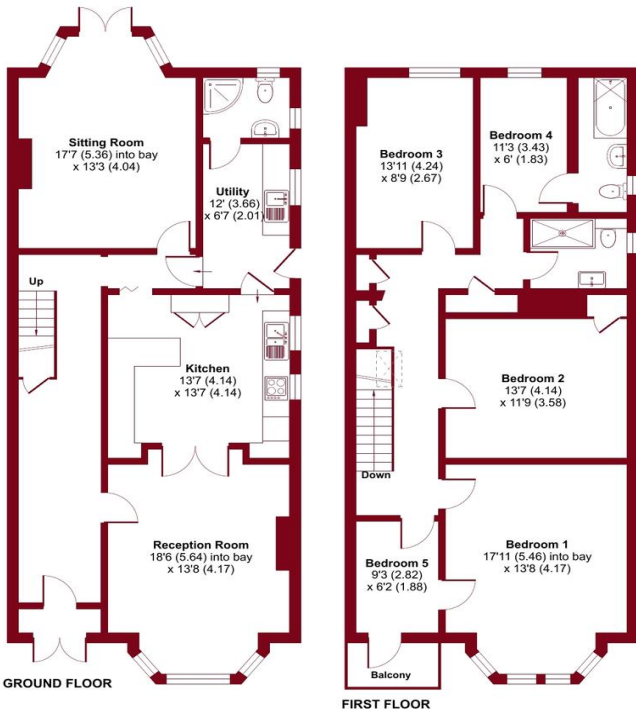


87 Egmont Road, Sutton, SM2 5JS | Guide Price £850,000 Freehold

Welcome to this exceptional 5-bedroom Edwardian semi-detached house nestled on the highly coveted Egmont Road in Sutton. Rarely available, this substantial residence offers an impressive living space just shy of 2000 sqft. With a wealth of character features, including high ceilings and a breathtaking rear reception room boasting its own bay window, this property seamlessly combines timeless elegance with modern comfort.

Egmont Road, Sutton, SM2

Approximate Area = 1945 sq ft / 180.6 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2023. Produced for Paul Graham. REF: 995630



ENTRANCE HALL

RECEPTION ROOM 18' 6" x 13' 8" (5.64m x 4.17m)

KITCHEN 13' 7" x 13' 7" (4.14m x 4.14m)

SITTING ROOM 17' 7" x 13' 3" (5.36m x 4.04m)

UTILITY ROOM 12' 0" x 6' 7" (3.66m x 2.01m)

SHOWER ROOM

GARDEN

BEDROOM 1 17' 11" x 13' 8" (5.46m x 4.17m)

BEDROOM 2 13' 7" x 11' 9" (4.14m x 3.58m)

BEDROOM 3 13' 11" x 8' 9" (4.24m x 2.67m)

BEDROOM 4 11' 3" x 6' 0" (3.43m x 1.83m)

BEDROOM 5 9' 3" x 6' 2" (2.82m x 1.88m)

BATHROOM

ENSUITE



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		
69-80	C		77 C
55-68	D	59 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