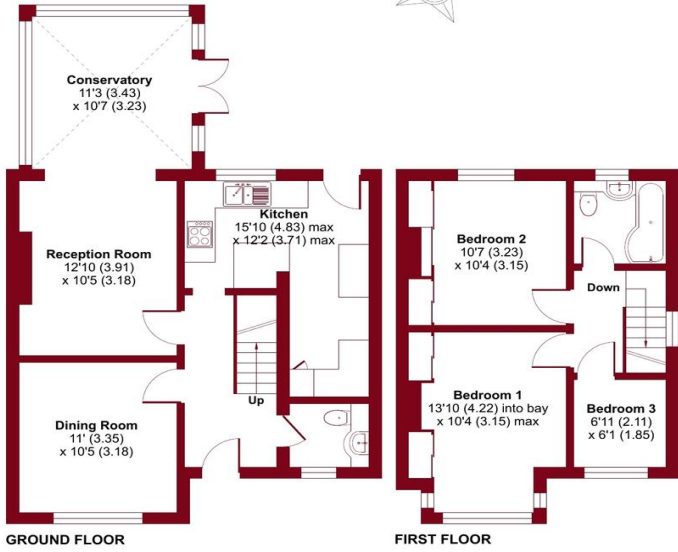


18 Surrey Grove, Sutton, SM1 3PL | Guide Price £535,000 Freehold

This delightful 3 bedroom semi-detached house offers a comfortable family home. With a rear conservatory and a single-story side extension, it provides versatile living space. The tastefully decorated interior features spacious living and dining rooms, a fully-equipped kitchen, a downstairs WC, a family bathroom and well-proportioned bedrooms. The private garden boasts a lawn and patio area. Located on Surrey Grove in Sutton, this property enjoys a desirable location. It is close to reputable schools, and beautiful parks, and offers excellent transport links. Sutton Common station is within walking distance, providing easy access to London.

Surrey Grove, Sutton, SM1

Approximate Area = 1027 sq ft / 95.4 sq m
For identification only - Not to scale



ENTRANCE HALL

DINING ROOM 11' 0" x 10' 5" (3.35m x 3.18m)

RECEPTION ROOM 12' 10" x 10' 5" (3.91m x 3.18m)

CONSERVATORY 11' 3" x 10' 7" (3.43m x 3.23m)

KITCHEN 15' 10" x 12' 2" (4.83m x 3.71m)

WC

GARDEN

BEDROOM 1 13' 10" x 10' 4" (4.22m x 3.15m)

BEDROOM 2 10' 7" x 10' 4" (3.23m x 3.15m)

BEDROOM 3 6' 11" x 6' 1" (2.11m x 1.85m)

FAMILY BATHROOM

LANDING

OFF ROAD PARKING

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1001107
 PAUL GRAHAM



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		
55-68	D		56 D
39-54	E		
21-38	F	33 F	
1-20	G		

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