

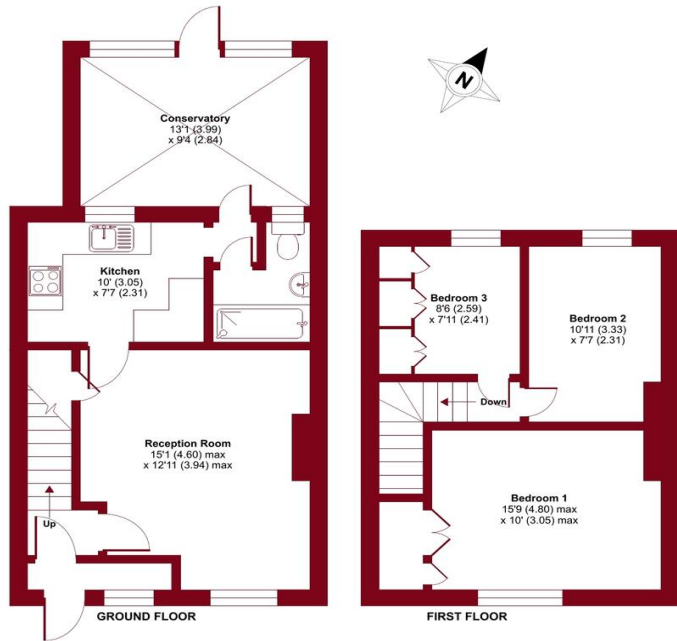


13 Erskine Road, Sutton, SM1 3AW | Guide Price £435,000 Freehold

Welcome to this charming 3-bedroom terraced house located on Erskine Road, Sutton. This delightful property offers a comfortable and spacious living environment, with the added advantage of the potential for extension, subject to planning permission. The boasts a bright and spacious living room, modern fitted kitchen, family bathroom, a sunny conservatory/utility room, and a large rear garden, this home provides ample space for families. Upstairs, you will find three well-proportioned bedrooms, ensuring plenty of space for the whole family. Additionally, the property includes off-road parking.

Erskine Road, Sutton, SM1

Approximate Area = 846 sq ft / 78.6 sq m
For identification only - Not to scale



PORCH

ENTRANCE HALL

RECEPTION ROOM 15' 9" x 10' 0" (4.8m x 3.05m)

KITCHEN 10' 0" x 7' 7" (3.05m x 2.31m)

BATHROOM

CONSERVATORY 13' 1" x 9' 4" (3.99m x 2.84m)

GARDEN

BEDROOM 1 15' 9" x 10' 0" (4.8m x 3.05m)

BEDROOM 2 10' 11" x 7' 7" (3.33m x 2.31m)

BEDROOM 3 8' 6" x 7' 11" (2.59m x 2.41m)

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhocom 2023. Produced for Paul Graham. REF: 1004208



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		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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