

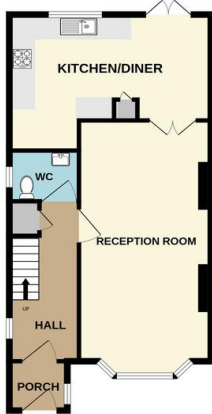


29 Prince Of Wales Road, Sutton, SM1 3PE | **Guide Price £585,000 Freehold**

Welcome to this spacious and modern four bedroom extended end of terrace house located on Prince of Wales Road in Sutton. With clever rear and loft extensions, this home features a modern fitted kitchen, a spacious through lounge and a WC on the ground floor. Upstairs, four bedrooms and two bathrooms provide comfort and versatility. The southerly-facing garden includes a garden office, perfect for work or relaxation. Perfectly positioned on the border of Sutton and Carshalton, Prince of Wales Road offers a great central location for many conveniences. Excellent local schools and efficient transport links are nearby. Enjoy leisure in nearby parks and explore local shops, cafes, and restaurants.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

RECEPTION ROOM 23' 9" x 12' 0" (7.24m x 3.66m)

KITCHEN/DINER 17' 11" x 11' 6" (5.46m x 3.51m)

WC

SOUTHERLY ASPECT GARDEN

GARDEN OFFICE 15' 9" x 11' 10" (4.8m x 3.61m)

BEDROOM 1 12' 8" x 10' 4" (3.86m x 3.15m)

BEDROOM 2 13' 0" x 10' 6" (3.96m x 3.2m)

BEDROOM 3 7' 9" x 7' 1" (2.36m x 2.16m)

BATHROOM

BEDROOM 4 17' 1" x 11' 6" (5.21m x 3.51m)

SHOWER ROOM

OFF ROAD PARKING



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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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