

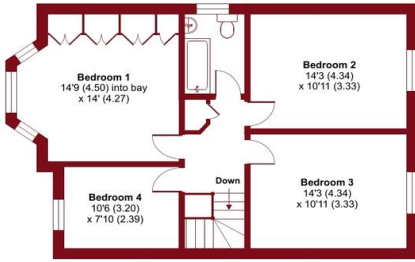


5 Meadow Road, Sutton, SM1 4NF | **Guide Price £760,000 Freehold**

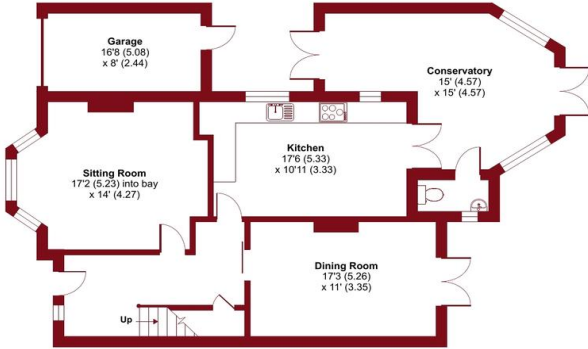
A charming 4-bedroom period semi-detached house nestled in the heart of Sutton's prestigious Meadow Road. Boasting a generous 1910 square feet of living space, this superb home has plenty of space for larger families.

Meadow Road, Sutton, SM1

Approximate Area = 1910 sq ft / 177.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nichicom 2023. Produced for Paul Graham. REF: 1027721

ENTRANCE HALL

SITTING ROOM 17' 2" x 14' 0" (5.23m x 4.27m)

DINING ROOM 17' 3" x 11' 0" (5.26m x 3.35m)

KITCHEN 17' 6" x 10' 11" (5.33m x 3.33m)

CONSERVATORY 15' 0" x 15' 0" (4.57m x 4.57m)

GARAGE 16' 8" x 8' 0" (5.08m x 2.44m)

WC

GARDEN

LANDING

BEDROOM 1 14' 9" x 14' 0" (4.5m x 4.27m)

BEDROOM 2 14' 3" x 10' 11" (4.34m x 3.33m)

BEDROOM 3 14' 3" x 10' 11" (4.34m x 3.33m)

BEDROOM 4 10' 6" x 7' 10" (3.2m x 2.39m)

BATHROOM

OFF ROAD PARKING

OVER 100FT REAR GARDEN



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		86 B
69-80	C		
55-68	D	63 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