



PAUL GRAHAM



25 Meadow Road, Sutton, SM1 4NF | **Guide Price £575,000 Freehold**

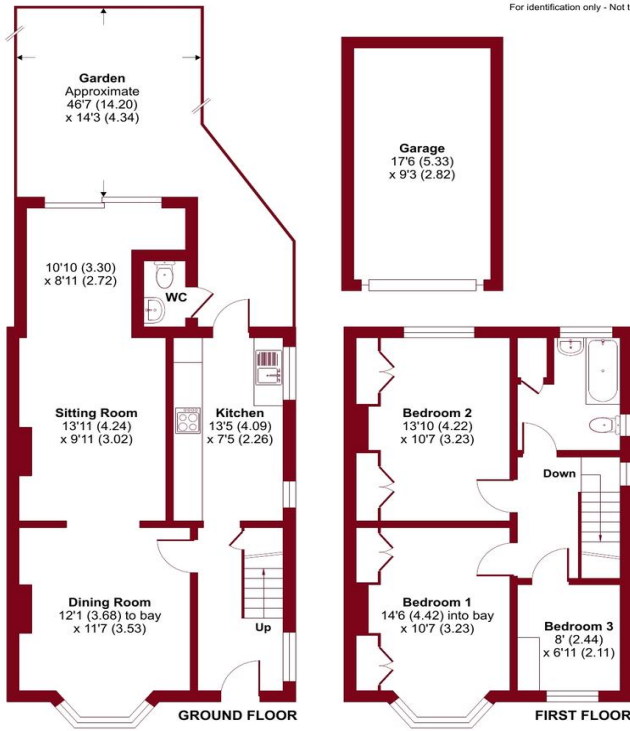
A charming three bedroom semi-detached house ideally located on Meadow Road. Step into a spacious through lounge, ideal for gatherings, and a galley kitchen with access to a private garden. Enjoy the added convenience of an outside WC, three bedrooms, and a family bathroom. Additional features include off-street parking and a private garage as well being offered to the market with no onward chain.





### Meadow Road, Sutton, SM1

Approximate Area = 1062 sq ft / 98.6 sq m  
Garage = 163 sq ft / 15.1 sq m  
WC = 14 sq ft / 1.3 sq m  
Total = 1239 sq ft / 115 sq m  
For identification only - Not to scale



### ENTRANCE HALL

**DINING ROOM** 12' 1" x 11' 7" (3.68m x 3.53m)

**SITTING ROOM** 13' 11" x 9' 11" (4.24m x 3.02m)

**EXTENDED SITTING ROOM** 10' 10" x 8' 11" (3.3m x 2.72m)

**KITCHEN** 13' 5" x 7' 5" (4.09m x 2.26m)

**WC**

**GARDEN** 46' 7" x 14' 3" (14.2m x 4.34m)

**BEDROOM 1** 14' 6" x 10' 7" (4.42m x 3.23m)

**BEDROOM 2** 13' 10" x 10' 7" (4.22m x 3.23m)

**BEDROOM 3** 8' 0" x 6' 11" (2.44m x 2.11m)

**BATHROOM**

**GARAGE** 17' 6" x 9' 3" (5.33m x 2.82m)

**NO ONWARD CHAIN**

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: 1068003 **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		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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