



12 Village Row, Sutton, SM2 6JZ | **Guide Price £450,000 Freehold**

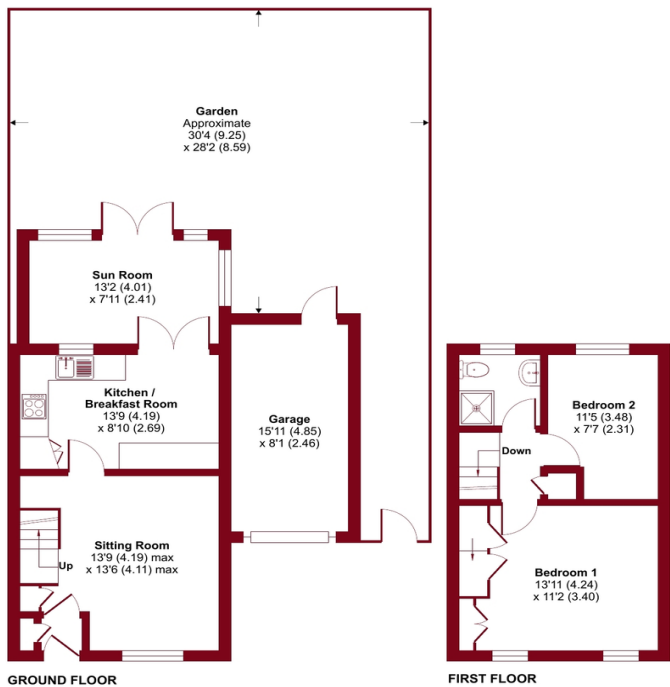
Introducing a delightful end of terrace house nestled on a corner plot, presenting the perfect blend of comfort and convenience. This charming property features two bedrooms, a modern shower room, a spacious reception room, a separate kitchen leading onto a sunroom/conservatory. Step outside into the spacious low-maintenance garden, a serene oasis perfect for relaxing or entertaining guests. The property boasts a garage located to the side, offering secure storage space and convenient access.

Off-road parking eliminates the hassle of searching for a spot after a long day.



Village Row, Sutton, SM2

Approximate Area = 748 sq ft / 69.4 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 879 sq ft / 81.6 sq m
For identification only - Not to scale



PORCH

SITTING ROOM 13' 9" x 13' 6" (4.19m x 4.11m)

KITCHEN/BREAKFAST ROOM 13' 9" x 8' 10" (4.19m x 2.69m)

SUNROOM/CONSERVATORY 13' 2" x 7' 11" (4.01m x 2.41m)

GARDEN 30' 4" x 28' 2" (9.25m x 8.59m)

GARAGE 15' 11" x 8' 1" (4.85m x 2.46m)

LANDING

BEDROOM 1 13' 11" x 11' 2" (4.24m x 3.4m)

BEDROOM 2 11' 5" x 7' 7" (3.48m x 2.31m)

BATHROOM

OFF ROAD PARKING

NO ONWARD CHAIN

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1089112
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		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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