

3 Furzedown Road, Sutton, SM2 5QE  
£800,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

A bright and spacious 4 bedroom semi detached home which has been extended to provide flexible accommodation over 3 floors. The property offers a lovely Southerly aspect rear garden, parking for several cars and a stunning Master bedroom suite. The property is conveniently located on the borders of Carshalton Beeches and Belmont, within just a short walk of Belmont station providing excellent fast and frequent links into Central London. Numerous regular bus routes also offer connections to the surrounding area. Banstead High Street is within a short distance for a variety of local amenities, and the area is exceptionally well served by excellent local schools including Avenue Primary and Harris Academy. Beautiful open spaces including Oaks Park and Banstead Common are close by as is Oaks Golf Club for golf enthusiasts.



## ROOMS

**ENTRANCE HALL**

**DOWNSTAIRS WC**

**RECEPTION ROOM** 17' 4" x 12' 6" (5.28m x 3.81m)

**RECEPTION ROOM** 17' 3" x 12' 6" (5.26m x 3.81m)

**KITCHEN** 12' 6" x 9' 10" (3.81m x 3m)

**UTILITY ROOM** 8' 5" x 6' 7" (2.57m x 2.01m)

**BEDROOM 2** 17' 6" x 12' 1" (5.33m x 3.68m)

**BEDROOM 3** 13' 11" x 12' 1" (4.24m x 3.68m)

**BEDROOM 4** 9' 10" x 6' 11" (3m x 2.11m)

**FAMILY BATHROOM** 9' 10" x 6' 7" (3m x 2.01m)

**MASTER BEDROOM** 20' 7" x 14' 2" (6.27m x 4.32m)

**EN SUITE SHOWER ROOM**

**EAVES STORAGE** 17' 9" x 8' 10" (5.41m x 2.69m)

**SOUTHERLY ASPECT GARDEN**

**PARKING FOR SEVERAL CARS**

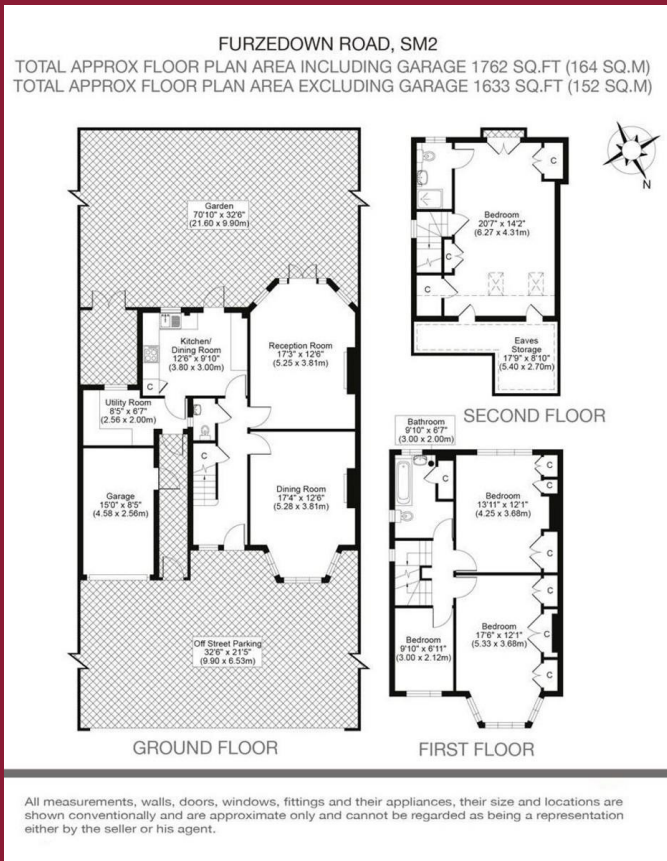
**GARAGE**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

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