



18 Rossdale, Sutton, SM1 4JU | Guide Price £600,000 Freehold

This stunning detached bungalow on Rossdale is presented in excellent condition throughout, offering a modern and stylish interior. With two spacious bedrooms, a sleek kitchen, and a modern bathroom with a separate WC, this home is designed for comfort and convenience. The property also boasts off-street parking for two cars, a detached garage, and a beautifully maintained garden, complete with a versatile garden office or studio.

Rosdale, Sutton, SM1

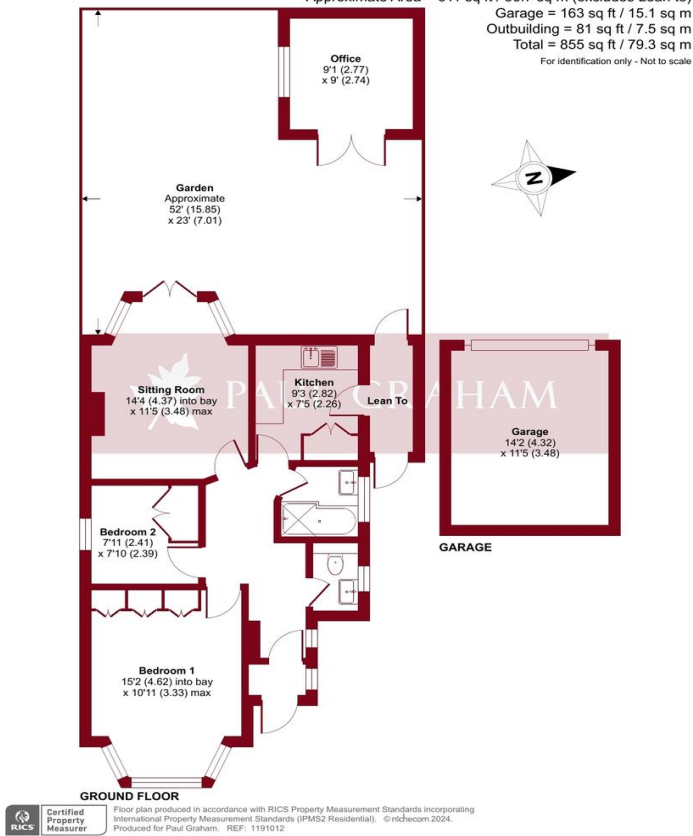
Approximate Area = 611 sq ft / 56.7 sq m (excludes Lean to)

Garage = 163 sq ft / 15.1 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 855 sq ft / 79.3 sq m

For identification only - Not to scale



PORCH

ENTRANCE HALL

SITTING ROOM 14' 4" x 11' 5" (4.37m x 3.48m)

KITCHEN 9' 3" x 7' 5" (2.82m x 2.26m)

GARDEN 52' 0" x 23' 0" (15.85m x 7.01m)

OFFICE 9' 1" x 9' 0" (2.77m x 2.74m)

LEAN TO

BEDROOM 1 15' 2" x 10' 11" (4.62m x 3.33m)

BEDROOM 2 7' 11" x 7' 10" (2.41m x 2.39m)

BATHROOM

WC

GARAGE 14' 2" x 11' 5" (4.32m x 3.48m)

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		90 B
69-80	C		
55-68	D	57 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