

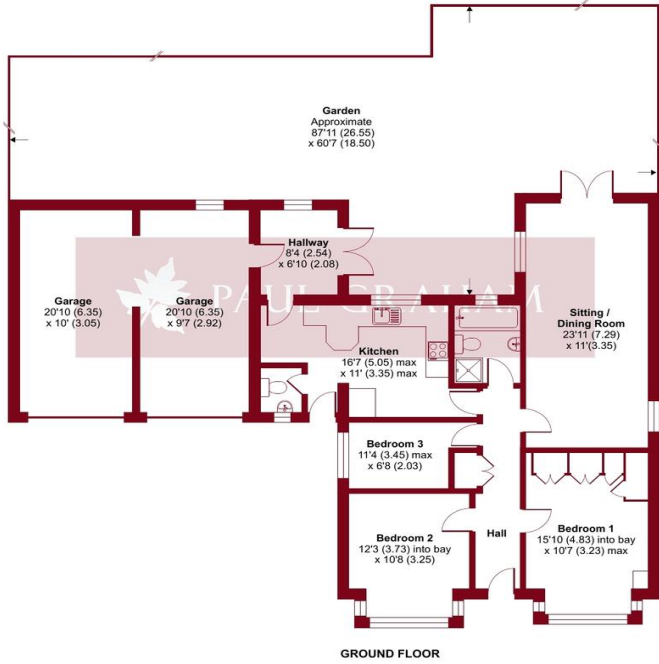


1 Connaught Close, Sutton, SM1 3PH | **Guide Price £650,000 Freehold**

A charming three bedroom detached bungalow situated in a quiet cul-de-sac consisting of only 2 properties and occupying a large plot with huge scope for development (STPP). This superb property is offered to the market with no onward chain.

Connaught Close, Sutton, SM1

Approximate Area = 1462 sq ft / 135.8 sq m (includes garage)
For identification only - Not to scale



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ecom 2024. Produced for Paul Graham. REF: 1201562

ENTRANCE HALL

SITTING/DINING ROOM 23' 11" x 11' 0" (7.29m x 3.35m)

KITCHEN 16' 7" x 11' 0" (5.05m x 3.35m)

BEDROOM 1 15' 10" x 10' 7" (4.83m x 3.23m)

BEDROOM 2 12' 3" x 10' 8" (3.73m x 3.25m)

BEDROOM 3 11' 4" x 6' 8" (3.45m x 2.03m)

BATHROOM

WC

HALLWAY

GARAGE 20' 10" x 9' 7" (6.35m x 2.92m)

GARAGE 20' 10" x 10' 0" (6.35m x 3.05m)

GARDEN 87' 11" x 60' 7" (26.8m x 18.47m)

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		
69-80	C		75 C
55-68	D	55 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