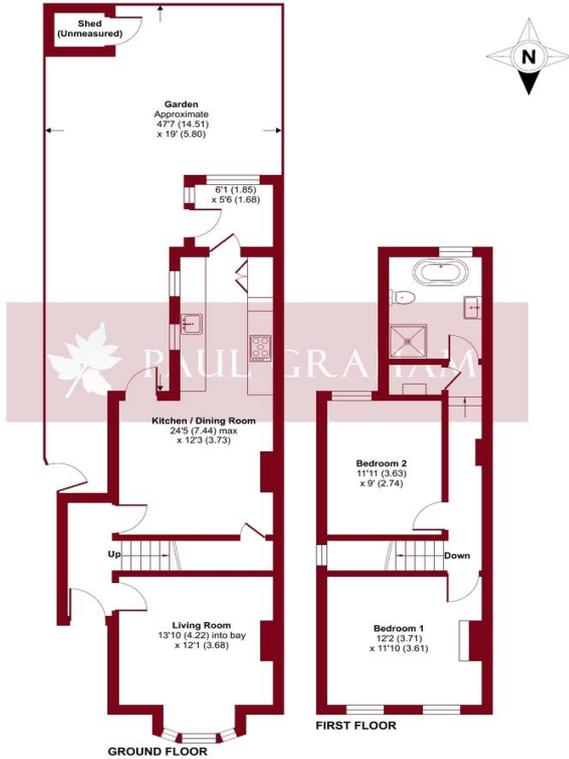




## 20 Montpelier Road, Sutton, SM1 4QE | Guide Price £500,000 - £515,000 Freehold

This stunning two-bedroom semi-detached period house seamlessly blends timeless charm with contemporary living. The heart of the home is its open-plan kitchen-diner, boasting a stunning modern design with high-quality finishes, ample storage, and space for entertaining. An additional utility area enhances practicality. The bright and spacious front lounge provides a cosy retreat, while the beautifully landscaped southerly-facing garden offers an outdoor oasis. The property also features two double bedrooms and a gorgeous modern bathroom, all tastefully decorated to incorporate elegant period features. Presented in superb condition, the home offers the potential to extend (STPP).

**Montpelier Road, Sutton, SM1**  
 Approximate Area = 931 sq ft / 86.4sq m (excludes shed)  
 For identification only - Not to scale



**ENTRANCE HALL**

**LIVING ROOM 13' 10" x 12' 0" (4.22m x 3.66m)**

**KITCHEN/DINING ROOM 24' 5" x 12' 3" (7.44m x 3.73m)**

**UTILITY ROOM/LEAN TO 6' 1" x 5' 6" (1.85m x 1.68m)**

**GARDEN 47' 7" x 19' 0" (14.5m x 5.79m)**

**LANDING**

**BEDROOM 1 12' 2" x 11' 10" (3.71m x 3.61m)**

**BEDROOM 2 11' 11" x 9' 0" (3.63m x 2.74m)**

**BATHROOM**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1208515



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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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