



PAUL GRAHAM



52 Manor Lane, Sutton, SM1 4BN | **Guide Price £650,000 - £675,000 Freehold**

This charming three-bedroom Victorian semi-detached home offers a perfect blend of period character and modern convenience. Beautifully extended, the rear of the property boasts a spacious kitchen and dining area, ideal for entertaining, while the separate sitting room provides a cosy retreat. Each of the three bedrooms is generously sized, ensuring comfortable living, and the property is in good condition throughout. Additional benefits include off-road parking, a garage, and a well-maintained garden.

Manor Lane, Sutton, SM1

Approximate Area = 1318 sq ft / 122.4 sq m
Garage = 162 sq ft / 15 sq m
Total = 1480 sq ft / 137.4 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 26' 1" x 12' 4" (7.95m x 3.76m)

KITCHEN/DINING ROOM 24' 7" x 16' 2" (7.49m x 4.93m)

WC

GARDEN 27' 4" x 24' 5" (8.33m x 7.44m)

GARAGE 19' 6" x 8' 4" (5.94m x 2.54m)

LANDING

BEDROOM 1 16' 4" x 11' 5" (4.98m x 3.48m)

BEDROOM 2 11' 4" x 9' 11" (3.45m x 3.02m)

BEDROOM 3 11' 8" x 8' 10" (3.56m x 2.69m)

BATHROOM

LOFT

OFF ROAD PARKING

PERIOD FEATURES THROUGHOUT



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

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