

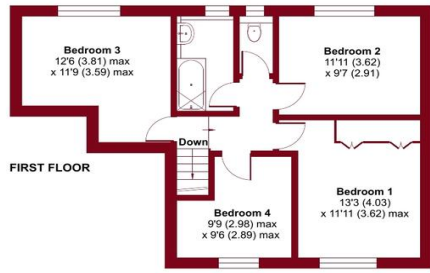


17 Beulah Road, Sutton, SM1 2QG | **Guide Price £550,000 Freehold**

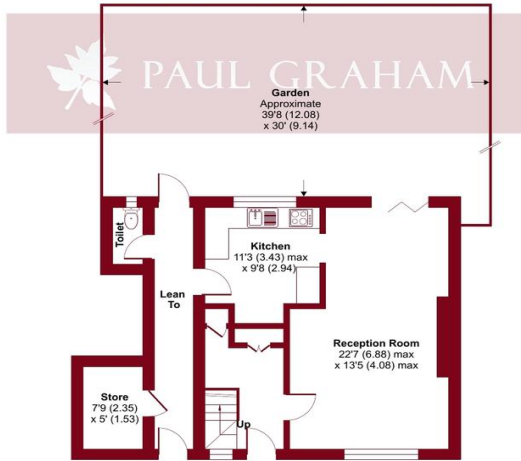
A spacious four bedroom end of terrace house offered with no onward chain. Beautifully presented throughout, the property features a modern kitchen and bathroom, bright and airy living space, and a large rear garden perfectly suited for families seeking a move in ready home in a convenient Sutton location.

Beulah Road, Sutton, SM1

Approximate Area = 1055 sq ft / 98 sq m (excludes lean to)
Outbuildings = 53 sq ft / 4.9 sq m
Total = 1108 sq ft / 102.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Paul Graham. REF: 1393443

ENTRANCE HALL

RECEPTION ROOM 22' 7" x 13' 5" (6.88m x 4.09m)

KITCHEN 11' 3" x 9' 8" (3.43m x 2.95m)

GARDEN 39' 8" x 30' 0" (12.09m x 9.14m)

LEAN TO

WC

STORE 7' 9" x 5' 0" (2.36m x 1.52m)

LANDING

BEDROOM 1 13' 3" x 11' 11" (4.04m x 3.63m)

BEDROOM 2 11' 11" x 9' 7" (3.63m x 2.92m)

BEDROOM 3 12' 6" x 11' 9" (3.81m x 3.58m)

BEDROOM 4 9' 9" x 9' 6" (2.97m x 2.9m)

BATHROOM

WC



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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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