

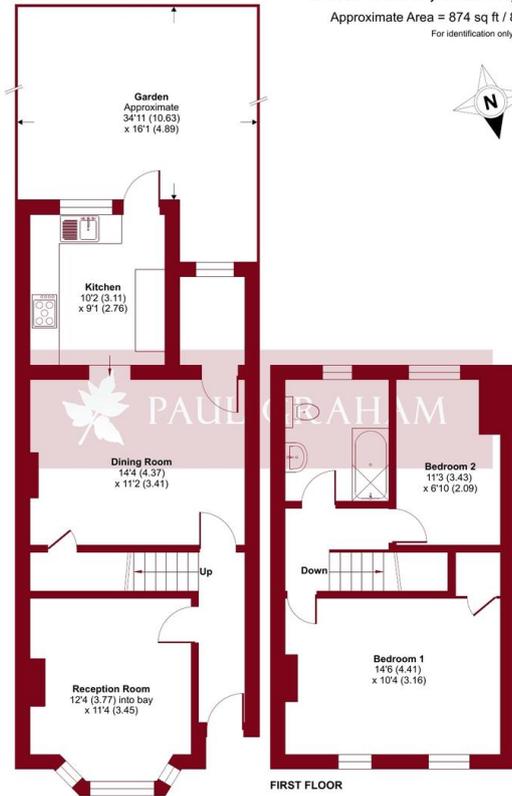


**1 Duke Street, Sutton, SM1 3RU | Guide Price £495,000 Freehold**

A charming two bedroom period home, beautifully presented and positioned at the end of a terrace with side access. The property offers two bright reception rooms, a modern fitted kitchen, and a contemporary family bathroom. Upstairs features two well-proportioned bedrooms, while a south-facing garden provides an ideal outdoor space. Set on a quiet no-through road in Sutton, the property enjoys a peaceful yet convenient setting. It is close to local amenities, transport links, and well-regarded schools, making it ideal for both families and commuters.

**Duke Street, Sutton, SM1**

Approximate Area = 874 sq ft / 81.1 sq m  
For identification only - Not to scale



**ENTRANCE HALL**

**RECEPTION ROOM 14' 4" x 11' 2" (4.37m x 3.4m)**

**KITCHEN 10' 2" x 9' 1" (3.1m x 2.77m)**

**STORAGE ROOM**

**LANDING**

**BEDROOM 1 14' 6" x 10' 4" (4.42m x 3.15m)**

**BEDROOM 2 11' 3" x 6' 10" (3.43m x 2.08m)**

**BATHROOM**

**GARDEN 34' 11" x 16' 1" (10.64m x 4.9m)**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Paul Graham. REF: 1431504. © richcom 2026.



**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		85 B
69-80	C		
55-68	D	61 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