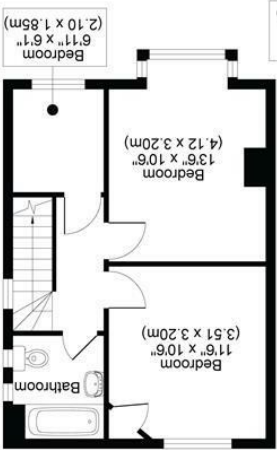


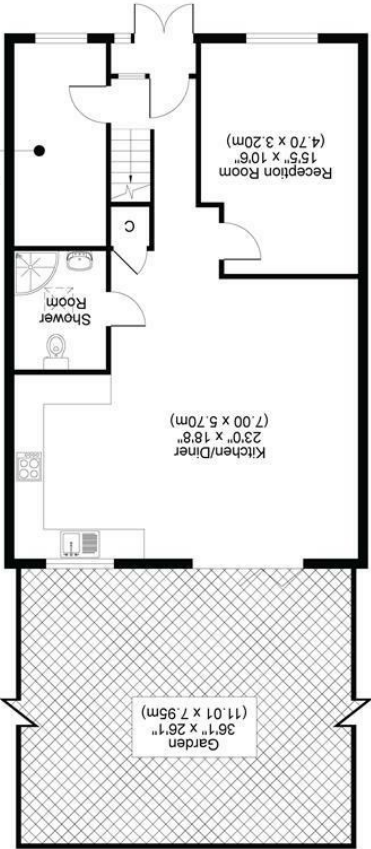
All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



FIRST FLOOR



GROUND FLOOR



GASSIOT WAY, SM1
TOTAL APPROX FLOOR PLAN AREA 1197 SQ.FT (111 SQ.M)



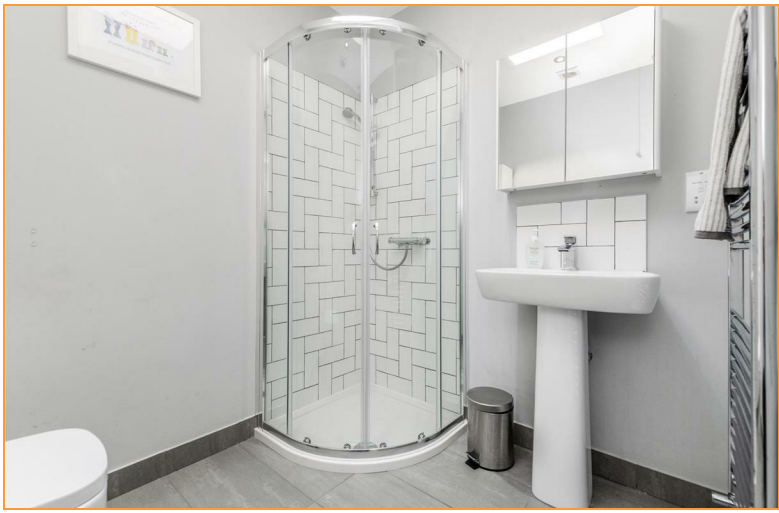


14 Gassiot Way

Sutton, SM1 3BA

Price Guide £550,000

Silverman Black is truly delighted to offer this stylish and hugely extended 3/4 bedroom semi detached house located on a prime residential street within a 15 minute walk of Carshalton BR station. Purchased only a few years ago, the current owners have invested in a fantastic ground floor "wrap around" extension - which has completely changed the aspect of this stunning home, with only the hallway and the generous original lounge remaining from the original configuration. To the side the garage has been converted into a useful home office/gym/fourth bedroom, with a fantastic down stairs cloak/shower room behind and a magnificent open plan living/dining room/luxury kitchen beyond with three-quarter width bi-fold doors opening to the rear terrace - perfect for summer BBQ's, family parties or just enjoying a quiet glass of wine after the kids are in bed! Upstairs there are two good size double bedrooms, a single bedroom and a refitted family bathroom - whilst externally the property has off street parking for two vehicles to the front and a pleasant rear garden, extending some 40 ft. Further potential for extension is afforded both in the loft void and over the side extension, subject to planning consent. Carshalton BR station is 0.7 miles way, offering 4 fast trains per hour to London Victoria, whilst several excellent local schools are also close at hand (St Philomena's, St Marys Primary & Sutton Grammar are all less than 1 mile distant). Viewing of this chic, newly refurbished home is very highly recommended - so call us today to book your appointment.



- A stylish remodeled and hugely extended 3/4 bedroom semi detached house located on a prime residential street
- A substantial ground floor "wrap around" extension offers a large independent lounge, a study/office/fourth bedroom, a downstairs cloak/shower room and a cavernous open plan living room with TV & dining areas and a refitted luxury kitchen
- Three good size bedrooms & a refitted family bathroom on the first floor
- Potential for further extensions either into the loft or over the side extension (STPP)
- Parking for 2 cars at the front, Pretty 40 ft rear garden with a sizable deck terrace & timber summer house
- EPC rating: D (57/83)
- Carshalton BR station is 0.7 miles distant; St Philomenas, Carshalton Boys & Carshalton Girls, Sutton Grammar School & St Marys are all less than 1 mile away
- Viewing highly recommended

