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RICS

The Property Ombudsman

CHRISTIES

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. REF: 917835



Worcester Road, Sutton, SM2
Approximate Area = 3575 sq ft / 332.1 sq m
Limited Use Area(s) = 267 sq ft / 24.8 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 4001 sq ft / 371.6 sq m
For identification only - Not to scale



CHRISTIES



WORCESTER ROAD, SUTTON SM2 6PG

OFFERS IN EXCESS OF £1,250,000

GUIDE PRICE: £1,250,000-£1,300,000

THIS BEAUTIFULLY PRESENTED AND TASTEFULLY DECORATED FIVE BEDROOM/THREE BATHROOM DETACHED FAMILY HOME OFFERS EXCEPTIONAL ROOM SIZES AND IS IDEALLY LOCATED WITHIN ONLY A SHORT WALK OF SUTTON STATION AND SHOPS. IT IS ALSO IDEALLY LOCATED FOR LOCAL SCHOOLS, BEING SO CLOSE TO SEVERAL OF THE MOST POPULAR. OTHER BENEFITS INCLUDE A WONDERFUL LOFT ROOM/HOME OFFICE, AND THE PROPERTY ALSO OFFERS A GENEROUS FRONT DRIVEWAY LEADING TO AN INTEGRAL GARAGE, AND A SECLUDED LAWNED REAR GARDEN. ALL IN ALL, THIS IS A MOST INDIVIDUAL HOME THAT MUST BE SEEN IN ORDER TO BE FULLY APPRECIATED.

- WONDERFUL DETACHED FIVE BEDROOM/THREE BATHROOM FAMILY HOME ON POPULAR AND WELL REGARDED ROAD
- AN IDEAL BASE FOR A GROWING FAMILY AND CLOSE TO SUTTON STATION, SHOPS AND LOCAL SCHOOLS
- SCOPE FOR EXTENSION (S.T.P.P.)
- COUNCIL TAX BAND G
- EPC RATING D

