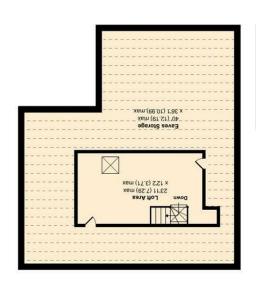
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EICS.

Floor plan produced in accordance with RICS Property Messurement Standards Incorporating International Property Messurement Standards (IPMS2 Residential), ©nichecom 2022. Produced for Centro Residential Sales and Lettings Limited. REF: 917835





head height Denotes restricted

For identification only - Not to scale m ps 3.178 / ft ps 1004 = lstoT Garage = 159 sq ft / 14.7 sq m Approximate Area = 3575 as ft / 332.1 as m Limited Use Area(s) = 267 at ft \times 8.4.8 as m

Worcester Road, Sutton, SM2





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













