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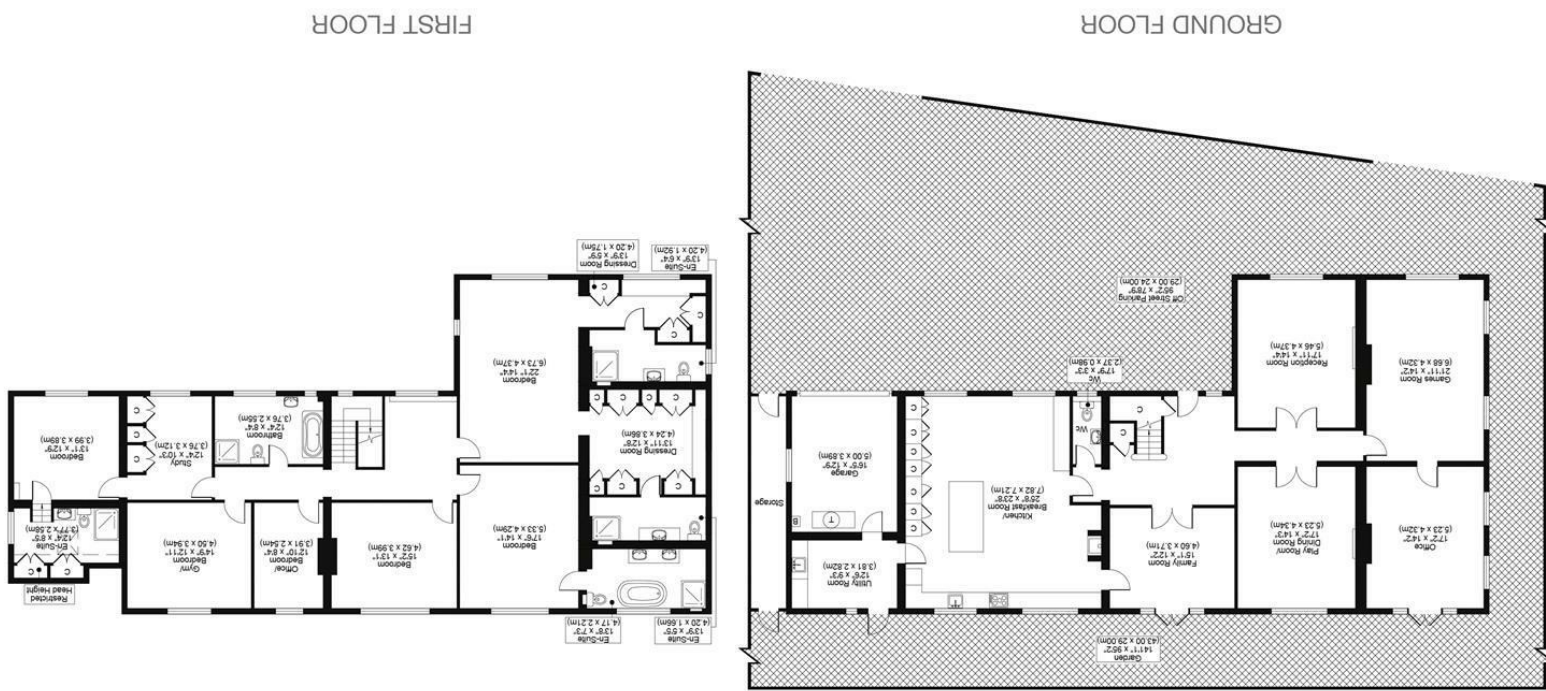
RICS

The Property Ombudsman

CHRISTIES

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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.



THE CAUSEWAY, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 4919 SQ.FT (457 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 5128 SQ.FT (476 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 4886 SQ.FT (454 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 4919 SQ.FT (457 SQ.M)



CHRISTIES



# THE CAUSEWAY, SUTTON SM2 5RS

GUIDE PRICE £3,000,000

AN EXQUISITE 6 BEDROOM FAMILY HOME, METICULOUSLY EXTENDED AND REFURBISHED BY THE CURRENT OWNERS. SITUATED IN ARGUABLY SOUTH SUTTONS PREMIER ROAD, SET IN BEAUTIFULLY LANDSCAPED GARDENS OF APPROXIMATELY 0.55 ACRES.

THE SPACIOUS ACCOMMODATION IS FLOODED WITH NATURAL LIGHT AND IS ARRANGED OVER TWO FLOORS. THE PROPERTY IS SET BACK FROM THE BEAUTIFUL TREE-LINED ROAD AND IS APPROACHED BY A FANTASTIC SWEEPING CARRIAGE DRIVEWAY OFFERING PLENTY OF PARKING FOR FRIENDS AND FAMILY. THIS SETTING IS EXCEPTIONAL AS THE PROPERTY IS WITHIN A FIVE MINUTE DRIVE TO SUTTON TOWN CENTRE AND STATION WHILE ENJOYING A PEACEFUL, TRANQUIL POSITION. THIS NEWLY REFURBISHED HOME IS FINISHED TO A VERY HIGH STANDARD IN BOTH QUALITY AND FINISH. THE DÉCOR IS MODERN AND NEUTRAL. THE ENTIRE HOUSE HAS UNDERFLOOR HEATING PRESENTING A HOUSE WITHOUT A SINGLE RADIATOR.

THE CHARMING CENTRAL RECEPTION HALLWAY LEADS YOU INTO THE FAMILY ROOM WITH A WOOD-BURNING STOVE AND GLASS DOUBLE DOORS LEADING TO THE LARGE REAR TERRACE AND BEAUTIFUL GARDENS. THE GROUND FLOOR ALSO HAS A SPACIOUS SITTING ROOM, DINING ROOM, GAMES ROOM AND GYM. THIS FLOOR BENEFITS FROM A VERY USEFUL UTILITY ROOM, GUEST WC AND CLOAKROOM. THE STUNNING, BESPOKE KITCHEN AND BREAKFAST ROOM IS THE REAL HUB OF THE HOUSE WITH HIGH QUALITY FIXTURES AND NEFF APPLIANCES, A CENTRAL ISLAND UNIT OFFERING SEATING FOR FOUR PEOPLE, AND GORGEOUS VIEWS OF THE GARDEN. THE OPEN PLAN DINING AND SEATING AREAS ARE COMPLEMENTED BY A TWO-SIDED LOG BURNING STOVE.

- 6 BEDROOM DETACHED FAMILY HOME
- IDEALLY LOCATED FOR SUTTONS HOST OF AMENITIES
- NO ONWARD CHAIN
- HIGH QUALITY FINISH THROUGHOUT
- EPC RATING D
- COUNCIL TAX BILL G

