



www.centro-pic.uk | Telephone 020 8401 5000
 www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

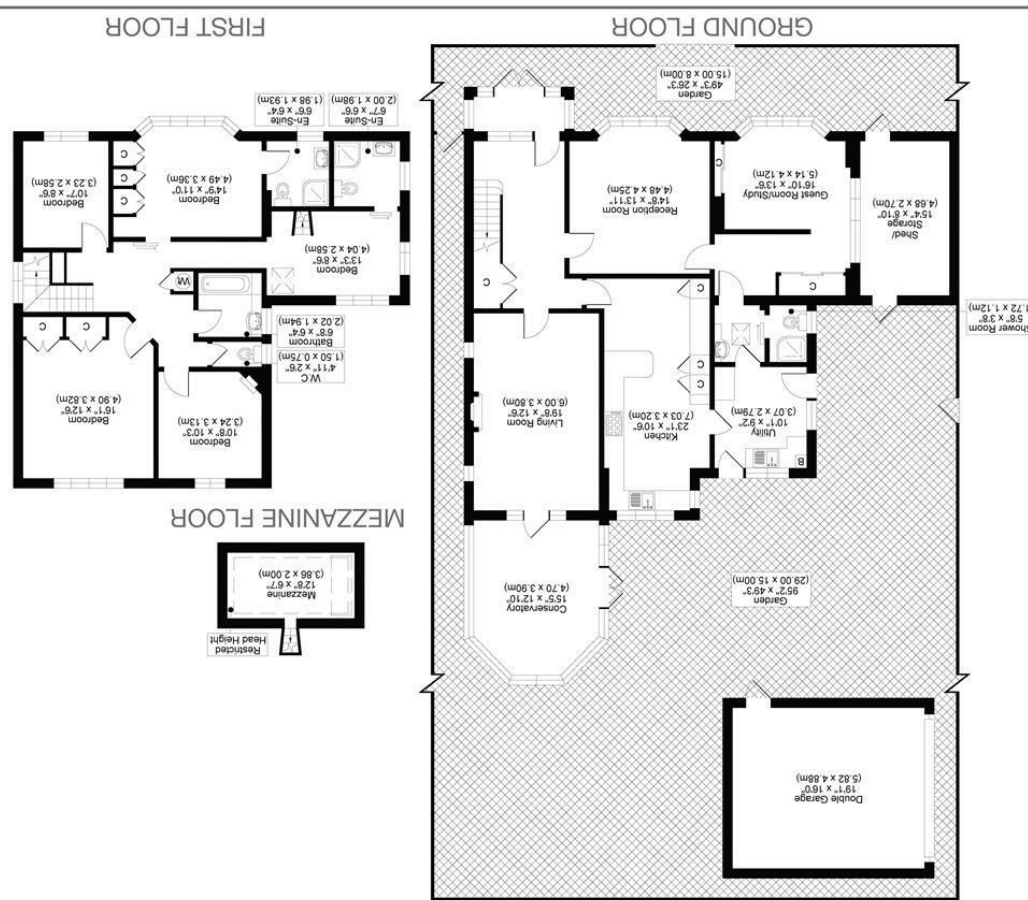
RICS

The Property Ombudsman

CHRISTIES

optica
 optimedia.co.uk

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.



AVENUE ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & RESTRICTED HEAD HEIGHT & OUTBUILDING 3031 SQ.FT (282 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & RESTRICTED HEAD HEIGHT & OUTBUILDING 2507 SQ.FT (233 SQ.M)



CHRISTIES



AVENUE ROAD, SUTTON SM2 6JB

GUIDE PRICE £1,195,000

LOCATED IN THE DESIRABLE AVENUE ROAD, SURREY, THIS SPLENDID, DETACHED HOUSE OFFERS AN EXCEPTIONAL LIVING EXPERIENCE FOR FAMILIES SEEKING BOTH SPACE AND COMFORT. SET ON A GENEROUS CORNER PLOT, THE PROPERTY BOASTS AN IMPRESSIVE LAYOUT WITH THREE WELL-APPOINTED RECEPTION ROOMS, MODERN KITCHEN/DINER AND THE ALL IMPORTANT UTILITY ROOM MEANING THIS HOME PROVIDES AMPLE SPACE FOR RELAXATION AND ENTERTAINING GUESTS.

WITH SIX SPACIOUS BEDROOMS TWO OF WHICH BENEFIT FROM EN-SUITE'S, THIS HOME IS PERFECT FOR LARGER FAMILIES OR THOSE WHO DESIRE EXTRA ROOM FOR GUESTS OR A HOME OFFICE. THE FOUR MODERN BATHROOMS ENSURE THAT EVERYONE HAS THEIR OWN SPACE, MAKING MORNING ROUTINES A BREEZE.

THIS HOME IS SURROUNDED BY BEAUTIFULLY MAINTAINED GARDENS, CREATING A SERENE OUTDOOR SPACE THAT IS PERFECT FOR ENJOYING THE FRESH AIR OR HOSTING GATHERINGS. THE PROPERTY IS FURTHER ENHANCED BY A DOUBLE GARAGE LOCATED AT THE END OF THE GARDEN, OFFERING CONVENIENT PARKING AND ADDITIONAL STORAGE OPTIONS.

THIS CHARMING RESIDENCE COMBINES THE TRANQUILITY OF SUBURBAN LIVING WITH THE CONVENIENCE OF NEARBY AMENITIES, MAKING IT AN IDEAL CHOICE FOR THOSE LOOKING TO SETTLE IN A VIBRANT COMMUNITY. WITH ITS GENEROUS PROPORTIONS AND THOUGHTFUL DESIGN, THIS HOME IS A RARE FIND IN THE SURREY AREA. DO NOT MISS THE OPPORTUNITY TO MAKE THIS DELIGHTFUL PROPERTY YOUR OWN.

- LARGE CORNER PLOT
- POTENTIAL FOR EXTENSION (S.T.P.P)
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND G
- EPC RATING D

