



FURZEDOWN ROAD, SUTTON, SURREY, SM2

£750,000

FREEHOLD

Winkworth





FURZEDOWN ROAD

SUTTON, SURREY, SM2

**A SPACIOUS THREE BEDROOM
SEMI-DETACHED FAMILY HOME,
WITH A GARAGE AND ATTRACTIVE
REAR GARDEN, SITUATED IN A
CONVENIENT AND SOUGHT-AFTER
LOCATION**

This bay fronted house is located in a popular tree-lined road, and situated near to Belmont Village and The Avenue School, as well as Seaton House school in Banstead Road South. Also within easy reach of Sutton Town Centre, with its comprehensive range of shops, Mainline station which provides excellent services to London. The green open spaces of Oaks Park are also close by.



FURZEDOWN ROAD SUTTON SURREY, SM12

The property offers an excellent blend of modern living and original features, and has been beautifully cared for by the current owner.

The ground floor comprises; welcoming entrance hall, dining room to the front with large bay window and feature fireplace, living room with attractive fireplace and bay window incorporating french doors that open into the garden, a modern recently installed new kitchen with some integrated appliances, and a downstairs cloakroom.

The first floor provides two large double bedrooms, with fitted wardrobes in bedroom two, a modern family sized bathroom with separate WC, and a further single bedroom.

Outside, the new contemporary front driveway allows parking for several cars, and access to the garage. The beautiful rear garden, has a patio area, is mainly laid to lawn, as well as a range of mature shrub borders.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Living Room - 15'6" x 12'4" (4.72m x 3.77m)
- Dining Room - 16'10" x 12'4" (5.13m x 3.77m)
- Kitchen - 12'8" x 8'4" (3.86m x 2.54m)
- Downstairs WC
- Bedroom 1 - 17'3" x 12'4" (5.26m x 3.77m)
- Bedroom 2 - 12'6" x 12'4" (3.81m x 3.77m)
- Bedroom 3 - 9'1" x 7' (2.77m x 2.13m)
- Family Bathroom
- Garage - 17' x 8'6" (5.18m x 2.60m)
- Rear Garden - 70' (21.34m) approx

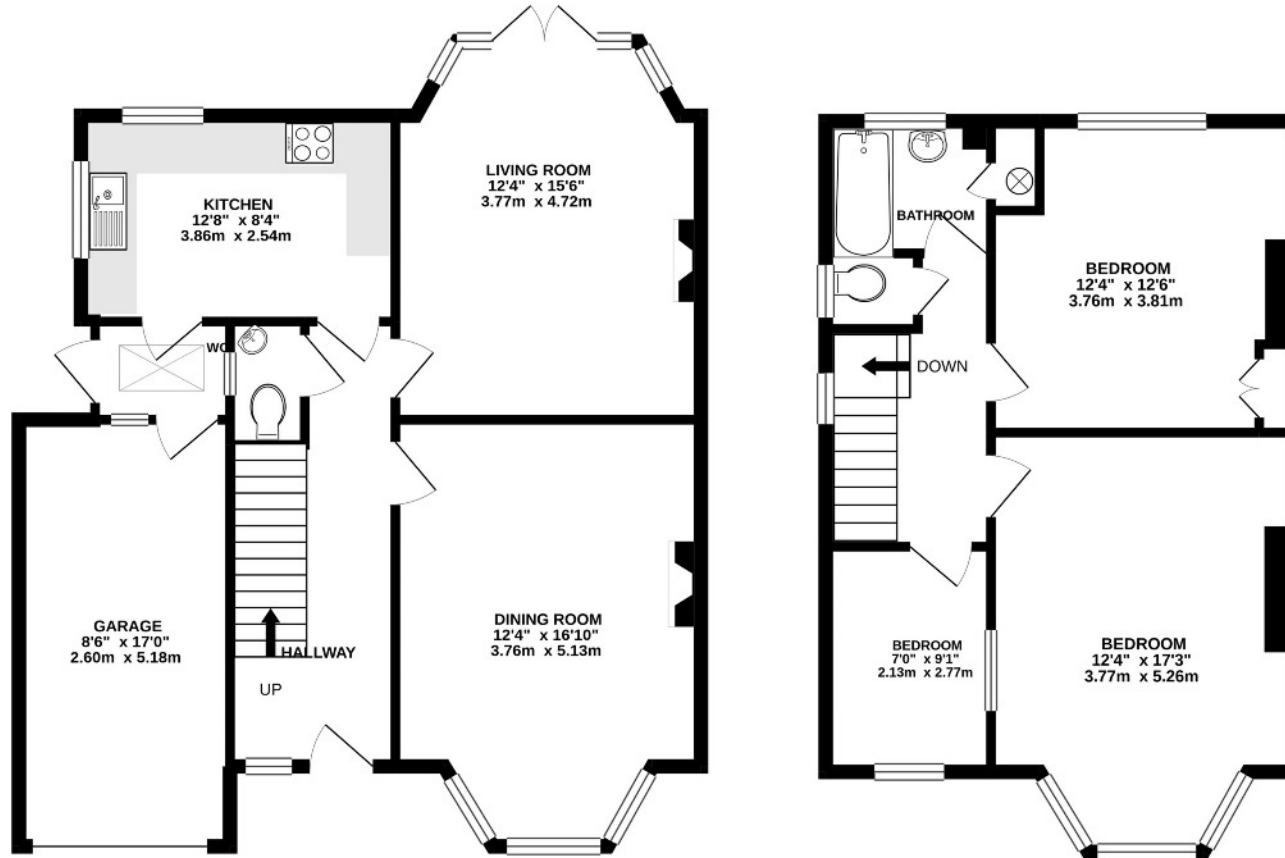




Furzedown Road, Sutton

INTERNAL FLOOR AREA (APPROX.) 1280 sq ft/ 118.9 sq m

Garden extends to 70' (21.34m) approximately



GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2020.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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