



SHERWOOD PARK ROAD, SUTTON, SM1
£800,000 FREEHOLD

A SUBSTANTIAL FIVE BEDROOM EDWARDIAN SEMI-DETACHED HOME OFFERING EXCEPTIONAL POTENTIAL, GENEROUS ACCOMMODATION AND CONVENIENT SUTTON LOCATION

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- Substantial Edwardian Family Home
- No Onward Chain
- Five Generous Sized Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Two Bathrooms
- Utility Room & Conservatory
- Store/Garage
- Rear Garden 50ft Approx.
- Large Driveway
- Close to Numerous Well-Regarded Schools
- Easy Reach of Transport Links

DESCRIPTION

Occupying a sought-after residential location, this substantial Edwardian semi-detached family home offers approximately 2,275 sq. ft of accommodation arranged over three floors. Boasting generous proportions, charming period features and enormous potential, the property presents an exciting opportunity for purchasers looking to modernise and create their ideal family home.

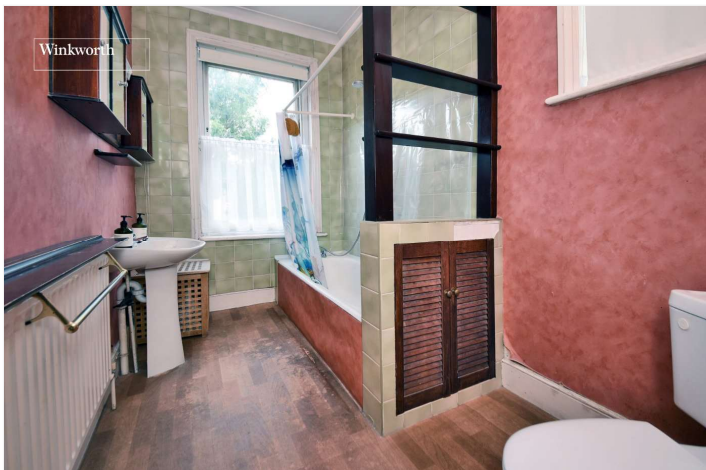
The ground floor comprises a welcoming entrance hallway, spacious front reception room with an attractive bay window, separate dining room, kitchen/breakfast room, utility area and conservatory. Upstairs, the accommodation provides five well-proportioned double bedrooms and two bathrooms, including an en-suite to the second floor.

Whilst requiring some modernisation throughout, the property retains considerable character, including high ceilings, decorative corncicing and an attractive Edwardian façade. There is excellent scope to reconfigure, improve and potentially extend the existing accommodation, subject to the necessary planning permissions (STPP).

Externally, the property benefits from off-street parking, useful storage and a mature rear garden extending approximately 50ft, offering an attractive outdoor space with further landscaping potential.

Sherwood Park Road is conveniently positioned for Sutton town centre, offering an excellent selection of shops, restaurants, cafés and leisure facilities. Sutton railway station provides frequent services towards Central London, making the location particularly appealing to commuters. Families are also well catered for, with several highly regarded schools nearby, including Sutton Grammar School, Sutton High School and Manor Park Primary Academy.

An exceptional opportunity to acquire a substantial period home with tremendous potential in a desirable Sutton location.



ACCOMMODATION

Entrance Hall & Porch

Living Room - 15'1" x 13'6" Max (4.6m x 4.11m Max)

Kitchen/Breakfast Room - 12'2" x 11'6" Max (3.7m x 3.5m Max)

Dining Room - 15'5" x 12'6" Max (4.7m x 3.8m Max)

Utility Room

Conservatory - 9'8" x 7'5" Max (2.95m x 2.26m Max)

Store/Garage - 11'8" x 6'8" Max (3.56m x 2.03m Max)

Store - 8' x 6'9" Max (2.44m x 2.06m Max)

Bedroom - 18'3" x 11'10" Max (5.56m x 3.6m Max)

Bedroom - 11'6" x 11' Max (3.5m x 3.35m Max)

Bedroom - 10'5" x 10'4" Max (3.18m x 3.15m Max)

Bathroom - 10'2" x 5'8" Max (3.1m x 1.73m Max)

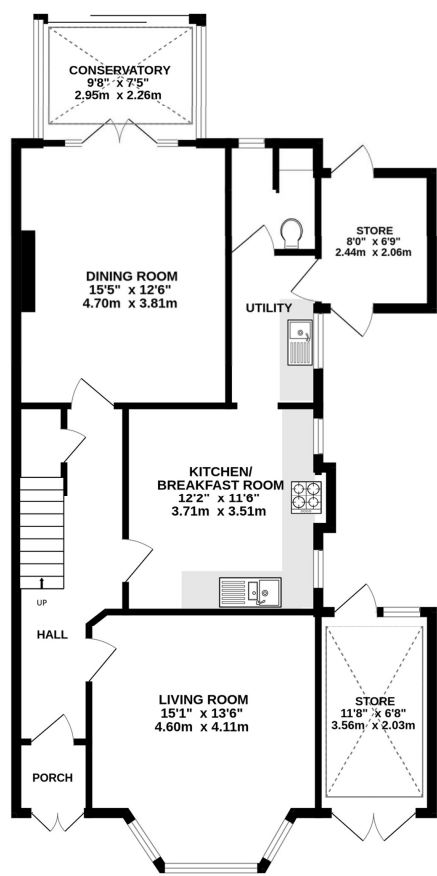
Bedroom - 23'10" x 19'4" Max (7.26m x 5.9m Max)

Bedroom - 13'5" x 11'9" Max (4.1m x 3.58m Max)

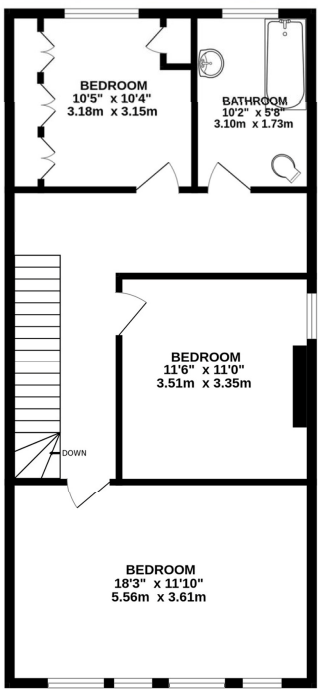
En-Suite

Rear Garden - 50ft Approx.

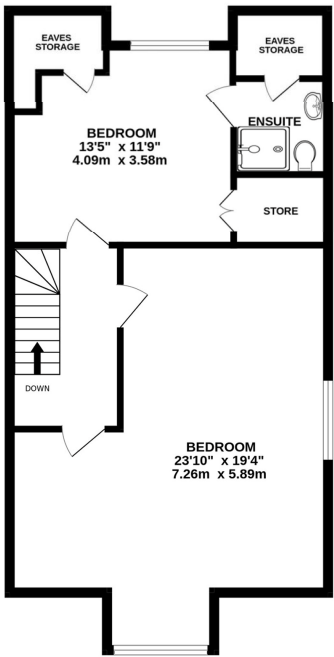
Sherwood Park Road, Sutton SM1 2SG
INTERNAL FLOOR AREA
(APPROX.) 2275 sq ft/ 211.4 sq m
Garden extends to 50' (15.24m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND 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 © 2026.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

