

SUTTON COMMON ROAD, SUTTON, SM3

£600,000 FREEHOLD

**A FOUR BEDROOM TWO BATHROOM SEMI-DETACHED
FAMILY HOME FEATURING A CIRCA 120FT REAR GARDEN
LOCATED CLOSE TO GLENTHORNE HIGH SCHOOL**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- Semi-Detached
- Potential To Extend STPP
- 120ft Approx Rear Garden
- 4 Bedrooms
- Entrance Hall with Downstairs WC
- Two Spacious Reception Rooms
- Kitchen
- Family Bathroom
- En-Suite Shower Room
- Garage
- Under 30metres walk(approx) from Glenthorne High School
- Close to Several Well-Regarded Primary Schools

DESCRIPTION

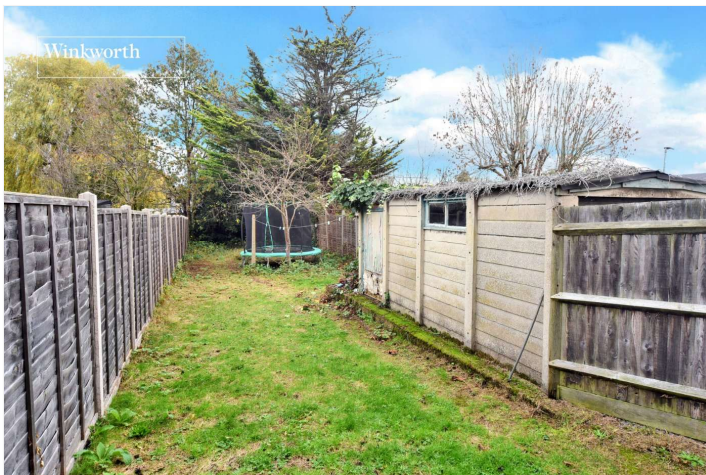
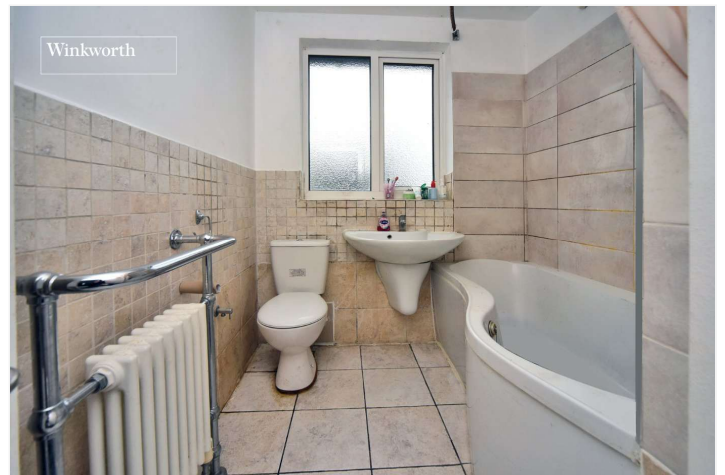
A spacious four-bedroom semi-detached family home, offering two bathrooms, a 120ft approx. rear garden and a detached garage, ideally located under 30 metres from the highly sought after Glenthorne High School.

The accommodation on the ground floor comprises an entrance hall with cloakroom/WC, a front aspect living room with large bay window, a dining/family room and a galley kitchen. Upstairs, on the first floor there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom. On the second floor, the principal bedroom offers fantastic space and en-suite shower room.

Externally, the rear garden extends to approx. 120ft and has lots of privacy due to the surrounding trees at the end of the garden. The driveway provides off street parking for two cars as well as allowing access via the shared drive to the detached garage.

Locally, Sutton Common Road is suited for families seeking well-regarded education, as well as commuters seeking fast and frequent services to London. Sutton Common train station is approx. 0.6miles and provides access to Wimbledon and London Blackfriars plus there are a variety of bus routes towards Morden Underground station as well as Sutton and Putney. A parade of shops circa 0.2miles away provide convenience shops, those looking for more extensive shops, Sutton town centre is approx. 1.2mile walk and offers an array of shops, supermarkets and restaurants.

No Onward Chain.



ACCOMMODATION

Entrance Hall

Living Room - 14'5" x 10'10" max (4.4m x 3.3m max)

Dining/Family Room - 16'11" x 12'5" max (5.16m x 3.78m max)

Kitchen - 9' x 7' max (2.74m x 2.13m max)

Bedroom - 15'2" x 10'8" max (4.62m x 3.25m max)

Bedroom - 13'2" x 10'5" max (4.01m x 3.18m max)

Bedroom - 8'6" x 6' max (2.6m x 1.83m max)

Family Bathroom - 8' x 6'2" max (2.44m x 1.88m max)

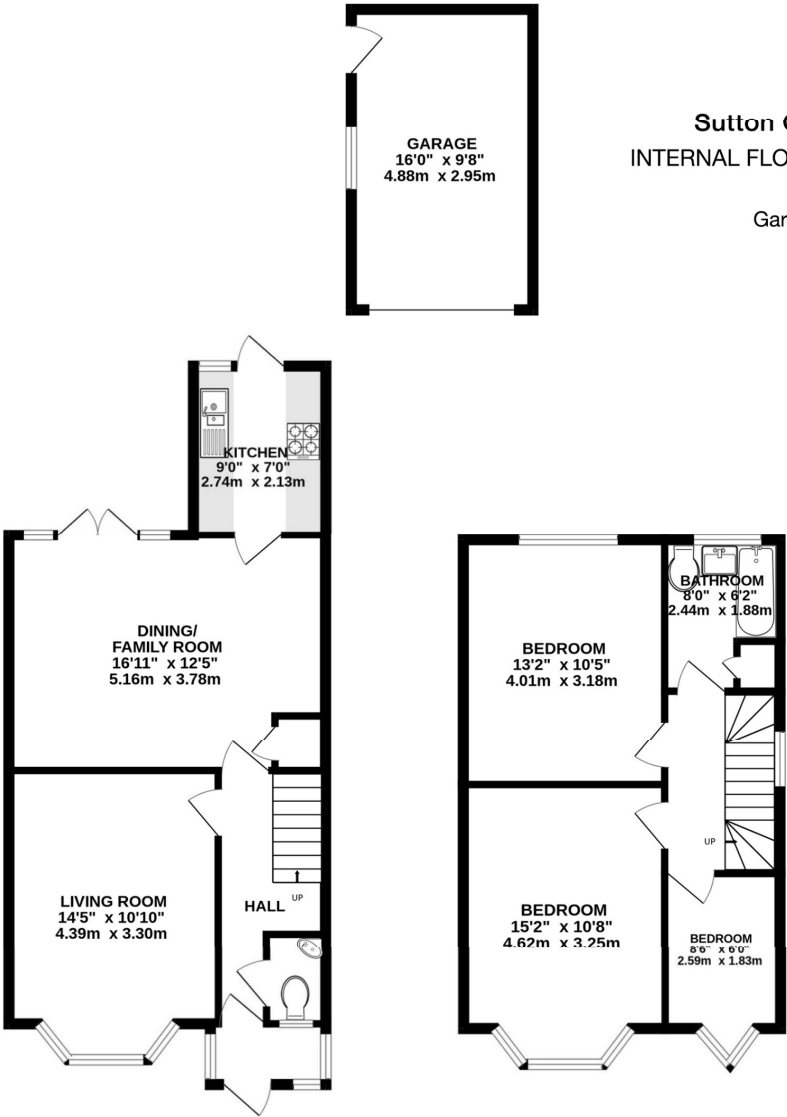
Bedroom - 18'9" x 16'3" max (5.72m x 4.95m max)

En-Suite Shower - 7'9" x 5'3" max (2.36m x 1.6m max)

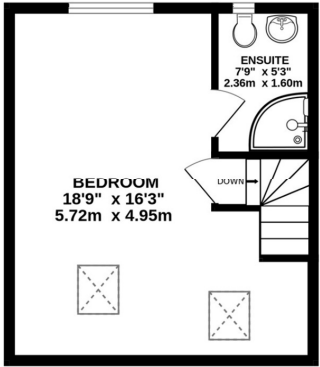
Garden - Approx. 120ft

Garage - 16' x 9'8" max (4.88m x 2.95m max)

Sutton Common Road, Sutton SM3 9PW
INTERNAL FLOOR AREA (APPROX.) 1450 sq ft/ 134.7 sq m
Including Garage
Garden extends to 120' (36.6m) approx.



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 © 2025.

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		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

