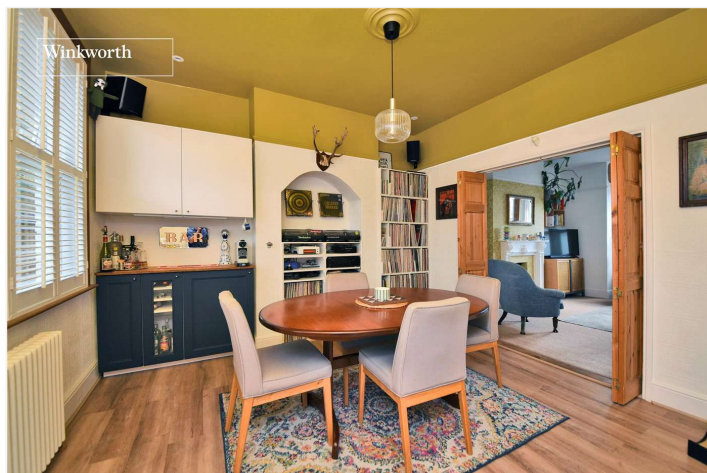




GREENFORD ROAD, SUTTON, SM1
GUIDE PRICE £650,000 - £675,000 FREEHOLD

**A SUPERB SEMI-DETACHED FAMILY HOME FULL OF
 CHARACTER AND CHARM FEATURING FOUR
 BEDROOMS AND TWO BATHROOMS**

Winkworth

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See things differently



AT A GLANCE

- Beautifully Presented Family Home
- Close to Sutton Town Centre & Transport Links
- Semi-Detached
- Four Spacious Bedrooms
- Two Generous Reception Rooms
- Separate Kitchen
- Family Bathroom
- En-Suite Shower Room
- Landscaped Rear Garden
- Garage & Driveway Parking
- Scope for Extension STPP

DESCRIPTION

Guide Price £650,000 - £675,000

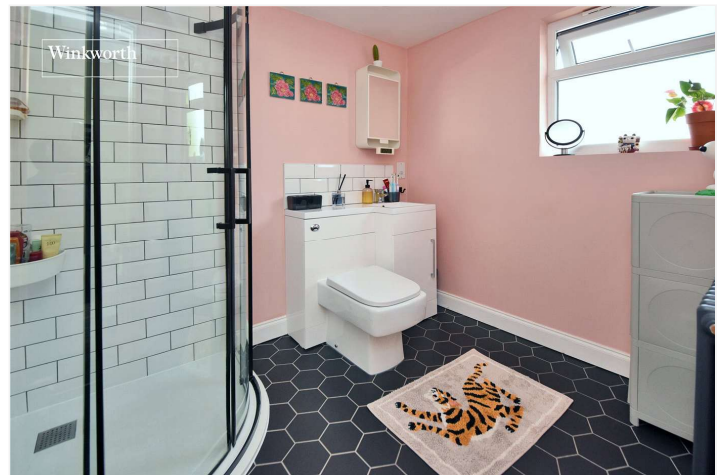
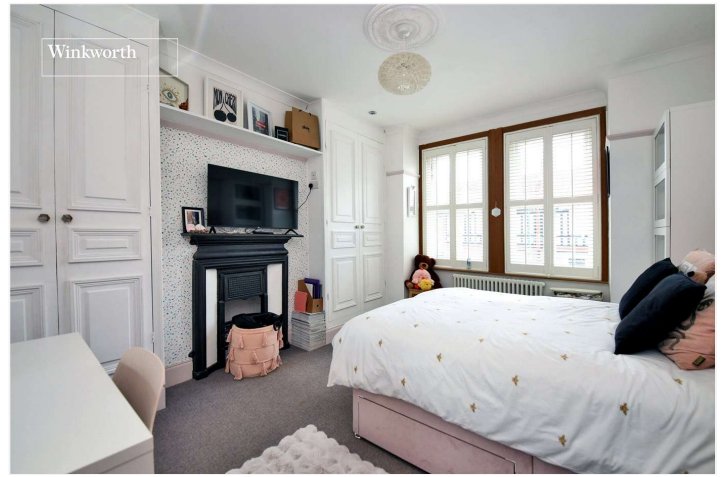
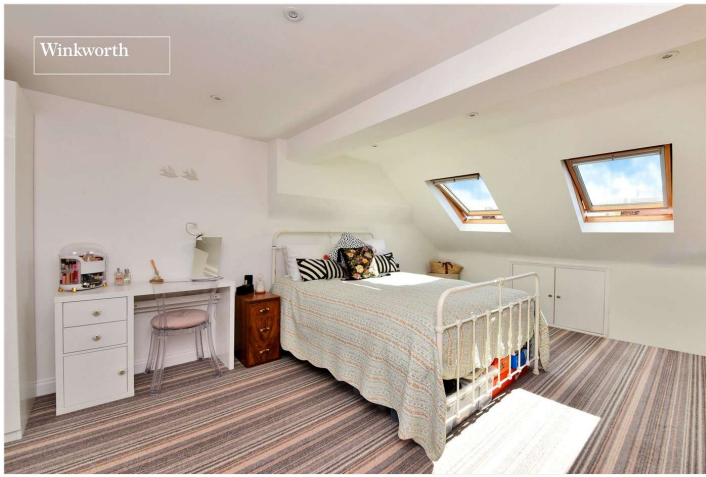
Situated in a highly convenient location close to Sutton town centre, this beautifully presented four-bedroom period home combines characterful accommodation with stylish modern touches, arranged over three floors.

The ground floor offers a welcoming entrance hall leading into a generous front living room, where an attractive fireplace and period detailing create a warm focal point. Double doors open into the spacious dining room, providing an excellent setting for entertaining. Beyond is the stunning kitchen, thoughtfully designed with an extensive range of cabinetry, integrated appliances and colourful tiled splashbacks.

On the first floor are three well-proportioned bedrooms and a family bathroom, with period features including fireplaces, decorative detailing and traditional-style radiators adding considerable charm. The second floor has been superbly converted to create a gorgeous principal bedroom, complete with excellent eaves storage and its own contemporary en-suite shower room.

Outside, the low maintenance rear garden provides an attractive patio area and an area of landscaped astro turf perfect for outside dining and relaxation. The property also benefits from a garage and offers further scope for further extension or alteration, subject to the usual planning consents.

Greenford Road is ideally positioned for Sutton's extensive range of shops, restaurants and amenities, whilst Sutton station provides frequent rail services into central London. The area is particularly popular with families due to its excellent selection of highly regarded primary, secondary and grammar schools.



ACCOMMODATION

Living Room - 13'2" x 12' max (4.01m x 3.66m max)

Dining Room - 12'2" x 12'2" max (3.7m x 3.7m max)

Kitchen - 11'10" x 6'8" max (3.6m x 2.03m max)

Bedroom - 13'6" x 12'3" max (4.11m x 3.73m max)

Bedroom - 13'2" x 9'9" max (4.01m x 2.97m max)

Bedroom - 9'1" x 8'8" max (2.77m x 2.64m max)

Family Bathroom

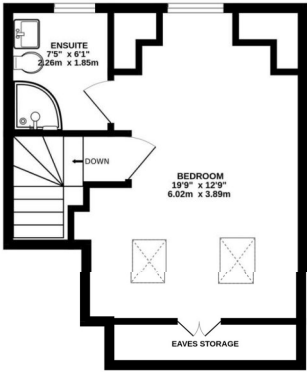
Bedroom - 19'9" x 12'9" max (6.02m x 3.89m max)

En-Suite - 7'5" x 6'1" max (2.26m x 1.85m max)

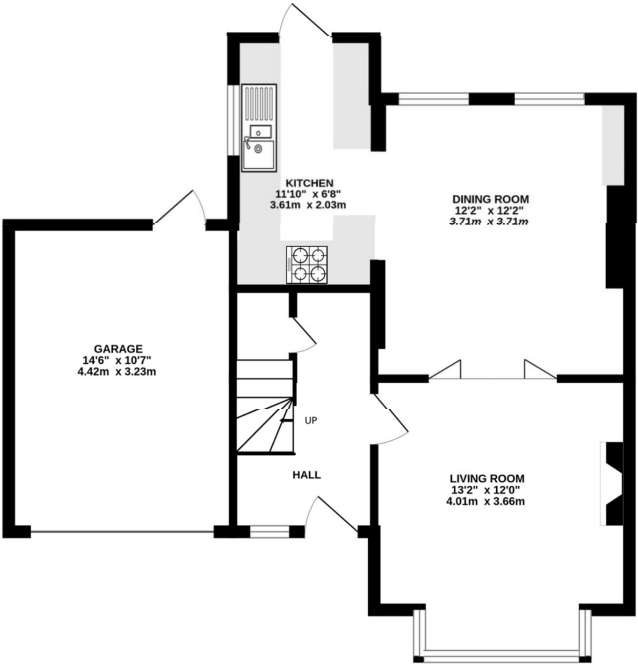
Garden - Approx. 26ft

Garage - 14'6" x 10'7" max (4.42m x 3.23m max)

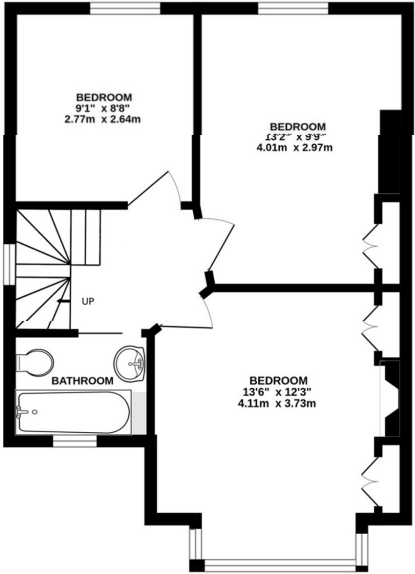
Greenford Road, Sutton SM1 1JY
 INTERNAL FLOOR AREA
 (APPROX.) 1378 sq ft/ 128.0 sq m
 Garden extends to 26' (7.92m) approx.



SECOND FLOOR



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 Metroplex © 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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

