



STANMORE GARDENS, SUTTON, SM1
£625,000 FREEHOLD

**A WELL PRESENTED AND SPACIOUS THREE BEDROOM
FAMILY HOME SET WITHIN EASY REACH OF NUMEROUS
WELL REGARDED SCHOOLS**



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

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- Extended Semi-Detached Property
- Solar Panels
- Three Spacious Bedrooms
- Open Plan Living Room/Dining Room
- Modern Fitted Kitchen
- Utility Room
- Large Store
- Downstairs WC
- Modern Family Bathroom
- Manageable Sized Garden
- Driveway with EV Charger
- Garage

DESCRIPTION

This well-presented and spacious three-bedroom family home is ideally situated within easy reach of Sutton town centre, offering an excellent selection of shops, restaurants, and convenient transport links, including several train stations.

The property is perfectly positioned for families, with a number of highly regarded schools nearby, including All Saints Benhilton CofE Primary School, Greenshaw High School and Sutton Grammar School.

The ground floor boasts a bright and spacious through lounge/diner, ideal for both relaxing and entertaining, alongside a modern fitted kitchen, separate utility/store area, and a convenient downstairs W/C. Upstairs, you'll find three generously proportioned bedrooms and a contemporary family bathroom.

Externally, the home features solar panels, a well-maintained rear garden with a decking area perfect for outdoor dining and summer gatherings, a private driveway, an EV charger and garage.

The property offers further scope for extension subject to the usual consents and is being offered to the market with no onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 18' x 10'6" max (5.49m x 3.2m max)

Dining Room - 10'2" x 9'5" max (3.1m x 2.87m max)

Kitchen - 12'9" x 7'9" max (3.89m x 2.36m max)

Utility Room - 18'6" x 7'1" max (5.64m x 2.16m max)

Store - 14' x 8' max (4.27m x 2.44m max)

Cloakroom/WC

Bedroom - 12'10" x 9'5" max (3.9m x 2.87m max)

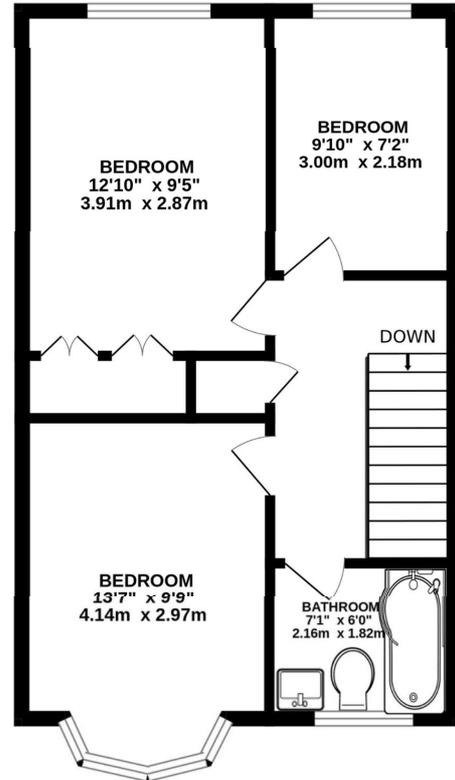
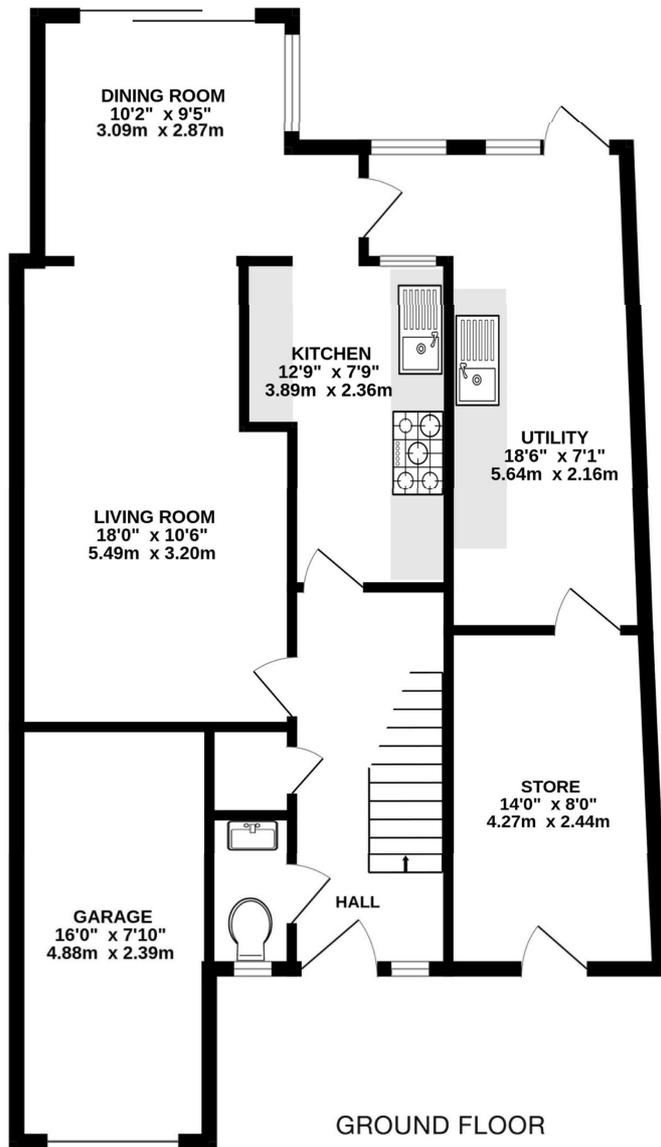
Bedroom - 13'7" x 9'9" max (4.14m x 2.97m max)

Bedroom - 9'10" x 7'2" max (3m x 2.18m max)

Family Bathroom - 7'1" x 6' max (2.16m x 1.83m max)

Garden - Approx. 35ft

Garage - 16' x 7'10" max (4.88m x 2.4m max)



GROUND FLOOR

FIRST FLOOR

Stanmore Gardens, Sutton SM1 3SH
 INTERNAL FLOOR AREA (APPROX.) 1315 sq ft/ 122.16 sq m
 Garden extends to 35' (10.6m) approx.

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.

Winkworth

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

Winkworth