

CONNAUGHT ROAD, SUTTON, SM1
£535,000 FREEHOLD

**A LOVELY FAMILY HOME WITHIN EASY REACH OF
GOOD LOCAL SCHOOLS AND VARIOUS TRAIN
STATIONS INTO CENTRAL LONDON**

Winkworth

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See things differently



AT A GLANCE

- 3 Bedrooms
- Large Living/Dining Room
- Conservatory
- Kitchen
- Family Bathroom
- Garden approx. 70ft
- Garage
- Easy Reach of Schools
- Various Train Stations
- Council Tax Band D
- EPC Rating C

DESCRIPTION

A well presented, three bedroom family home with lots of potential, situated within easy reach of good local schools including Greenshaw High School and Carshalton Boys Sports College. Commuters requiring train access into central London have the choice of Sutton Common and Carshalton stations, plus Sutton mainline station which offers Thameslink.

The property layout is ideal for modern family life and starts with a useful entrance porch and a hallway with doors to the kitchen and living area. The sitting and dining rooms are open plan and lead through to a conservatory overlooking the garden. For those wishing to increase the size of the accommodation, there is the possibility of extending to the rear and into the loft as others have in the road, subject of course to the usual consents.

Externally, the front garden has been block paved to provide off street parking, whilst the rear garden offers a private outside space with a lawn surrounded by mature planting and a path leading to a patio area and the garage.



ACCOMMODATION

Living Room - 13'6" x 11'11" max (4.11m x 3.63m max)

Dining Room - 12'6" x 10'6" max (3.8m x 3.2m max)

Conservatory - 9'8" x 9'2" max (2.95m x 2.8m max)

Kitchen - 9'1" x 6'10" max (2.77m x 2.08m max)

Bedroom - 13'9" x 11'4" max (4.2m x 3.45m max)

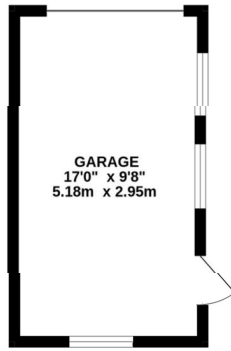
Bedroom - 12'7" x 10'4" max (3.84m x 3.15m max)

Bedroom - 8'10" x 6'1" max (2.7m x 1.85m max)

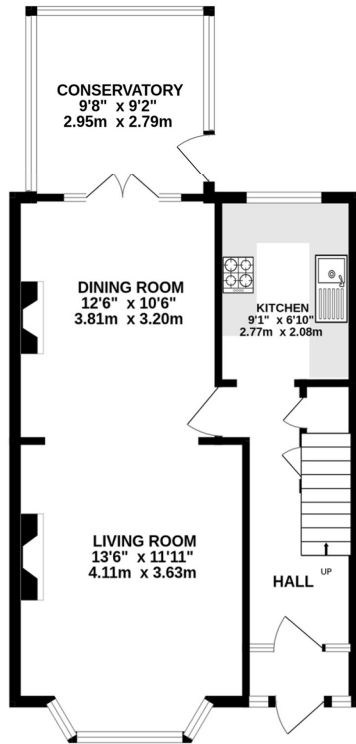
Bathroom - 7' x 6'1" max (2.13m x 1.85m max)

Garden - Approx. 70ft

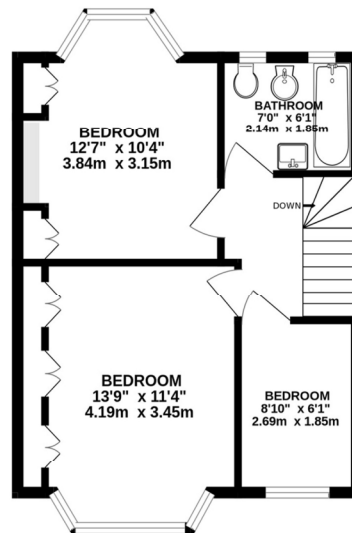
Garage - 17' x 9'8" max (5.18m x 2.95m max)



**Connaught Road,
Sutton SM1 3PQ**
INTERNAL FLOOR AREA
(APPROX.) 1135 sq ft/ 105.4 sq m
Including Garage
Garden extends to 70' (21.34m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

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 © 2023.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(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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