

TEMPLE WAY, SUTTON, SM1
£575,000 FREEHOLD

AN EXTREMELY SPACIOUS SEMI-DETACHED FAMILY HOME FEATURING FOUR BEDROOMS AND THREE RECEPTION ROOMS LOCATED IN A QUIET CUL-DE-SAC

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AT A GLANCE

- No Onward Chain
- Situated in a Quiet Cul-De-Sac
- Spacious Semi-Detached Family Home
- 4 Well-Proportioned Bedrooms
- Living Room
- Dining Room Overlooking the Garden
- Family Room
- Kitchen/Breakfast Room
- Downstairs WC
- Family Bathroom
- Garden approx. 50ft
- Garage
- Large Garden Shed
- Close to Several Well-Regarded Schools
- Council Tax Band E
- EPC Rating D

DESCRIPTION

Situated in a quiet cul-de-sac, this wonderful family home features four bedrooms, three reception rooms, a secluded rear garden and off-street parking for several cars.

The property is set within easy reach of Sutton town centre and Carshalton high street, both offering a wide variety of shops, restaurants and transport links. In fact, there are three train stations within a mile, Carshalton, Sutton Common and Sutton as well as a choice of bus routes to Morden, West Croydon and Wallington. Numerous well-regarded schools are close by, such as Rushy Meadow Primary, All Saints Benhilton CofE Primary, Greenshaw High School and Sutton Grammar.

The accommodation on the ground floor comprises a useful porch and entrance hall, a family room with double doors into the living room, a bright and airy dining room overlooking the rear garden, a kitchen/breakfast room and downstairs cloakroom/WC. Upstairs, there are three well-proportioned double bedrooms, a fourth single bedroom and a spacious family bathroom with a walk-in shower.

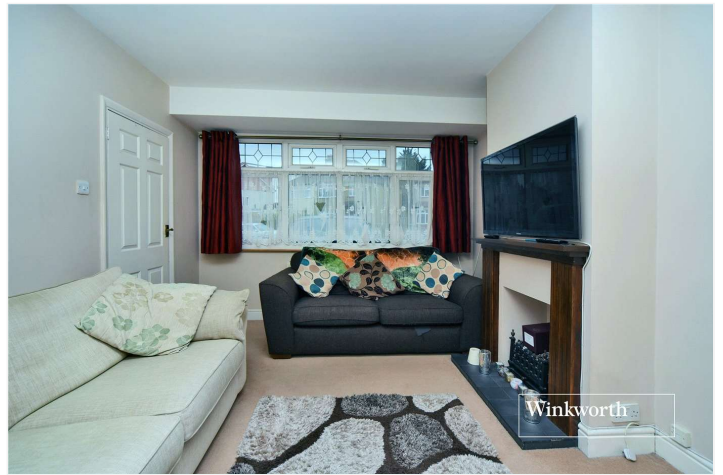
Externally, the well-maintained rear garden is surrounded by mature trees, offering a natural screen for seclusion and privacy and includes an expansive patio area providing the perfect space for outdoor dining and socialising with family and friends. To the front, there is a paved driveway providing off street parking for several cars and access to the garage.

The property offers further scope for extension, subject to the usual planning consents.

No onward chain.



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ACCOMMODATION

Entrance Hall

Family Room - 11'9" x 10'5" max (3.58m x 3.18m max)

Living Room - 13'4" x 10'5" max (4.06m x 3.18m max)

Dining Room - 10'5" x 9'7" max (3.18m x 2.92m max)

Kitchen/Breakfast Room - 15'6" x 11'8" max (4.72m x 3.56m max)

Downstairs WC

Bedroom - 13'6" x 10'6" max (4.11m x 3.2m max)

Bedroom - 13'9" x 8'5" max (4.2m x 2.57m max)

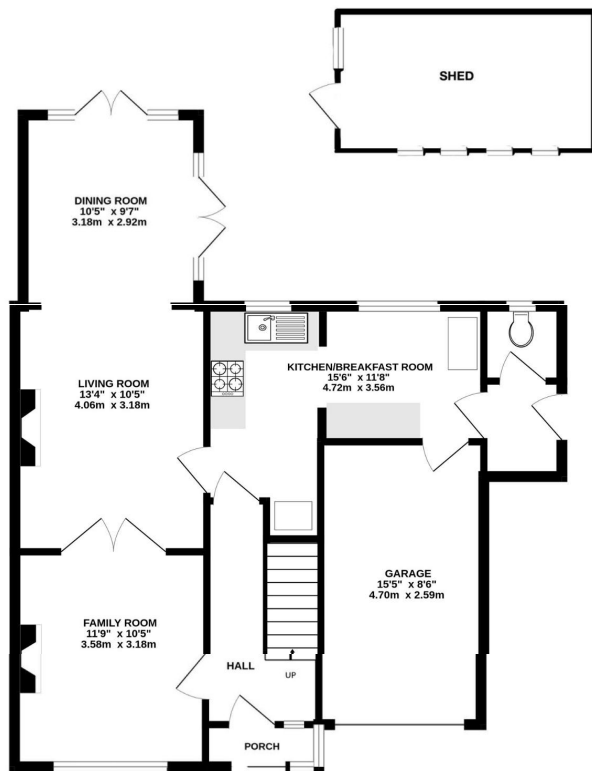
Bedroom - 11'10" x 10'6" max (3.6m x 3.2m max)

Study/Bedroom 4 - 7' x 6'1" max (2.13m x 1.85m max)

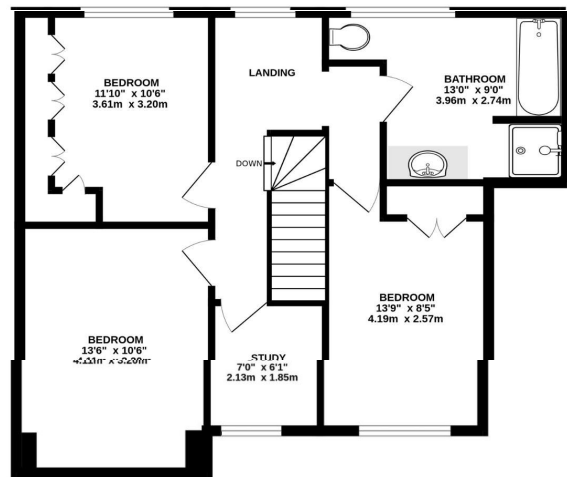
Family Bathroom - 13' x 9' max (3.96m x 2.74m max)

Garden - Approx. 50ft

Garage - 15'5" x 8'6" max (4.7m x 2.6m max)



GROUND FLOOR

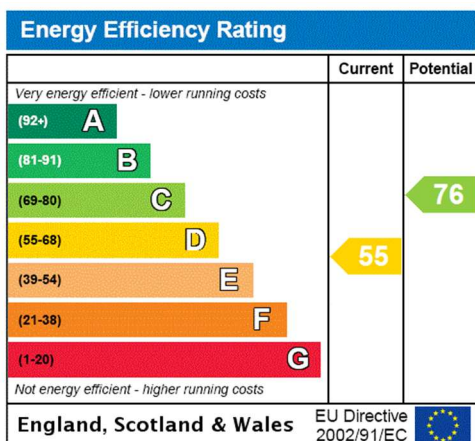


FIRST FLOOR

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