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RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



SHERWOOD PARK ROAD, SM1
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT & GARAGE 2400 SQ.FT (223 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT & GARAGE 2250 SQ.FT (209 SQ.M)



CHRISTIES



**** GUIDE PRICE £950,000 - £1,000,000 ****

NESTLED IN THE CHARMING AND SOUGHT-AFTER SHERWOOD PARK ROAD IN SUTTON, THIS SPLENDID PERIOD HOME OFFERS A WONDERFUL BLEND OF TIMELESS CHARACTER AND MODERN COMFORT. BOASTING SIX GENEROUSLY SIZED DOUBLE BEDROOMS, THIS IMPRESSIVE PROPERTY PROVIDES THE IDEAL SETTING FOR FAMILY LIFE, ENTERTAINING, OR VERSATILE WORKING-FROM-HOME ARRANGEMENTS.

UPON ENTERING, YOU'RE WELCOMED BY THREE SPACIOUS AND LIGHT-FILLED RECEPTION ROOMS, EACH FEATURING ELEGANT HIGH CEILINGS THAT ENHANCE THE SENSE OF SPACE AND GRANDEUR. THESE ADAPTABLE ROOMS OFFER ENDLESS POSSIBILITIES, WHETHER YOU'RE AFTER A FORMAL DINING AREA, A COSY LOUNGE, A HOME OFFICE, OR A PLAYROOM.

AT THE HEART OF THE HOME IS A BEAUTIFULLY DESIGNED OPEN-PLAN KITCHEN AND DINING AREA, PERFECT FOR MODERN LIVING. WITH SLEEK FINISHES AND AMPLE SPACE FOR ENTERTAINING, THIS AREA FLOWS SEAMLESSLY INTO THE GARDEN THROUGH BIFOLDING DOORS, CREATING AN EFFORTLESS INDOOR-OUTDOOR LIFESTYLE - IDEAL FOR SUMMER GATHERINGS AND FAMILY MEALS ALIKE.

THE HOME ALSO BENEFITS FROM THREE WELL-APPOINTED BATHROOMS, ENSURING CONVENIENCE AND PRACTICALITY FOR BOTH RESIDENTS AND GUESTS. EACH BEDROOM SERVES AS A CALM AND PRIVATE RETREAT, WITH THE OVERALL LAYOUT DESIGNED TO ACCOMMODATE THE NEEDS OF MODERN FAMILY LIVING.

- PERIOD HOME
- CHAIN FREE
- SIX DOUBLE BEDROOMS
- EPC RATING E
- COUNCIL TAX BAND: F

