



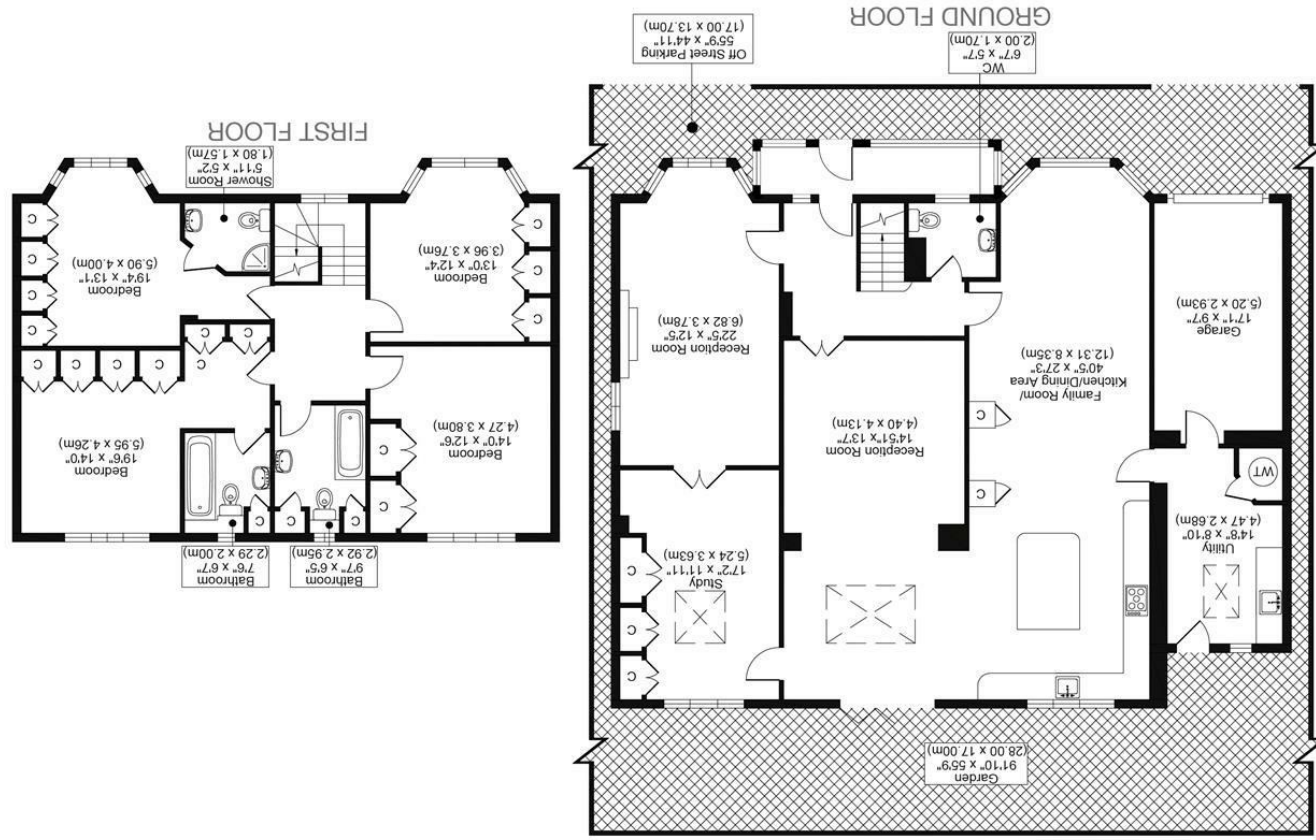
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# CHRISTIES



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.



THE DOWNSWAY, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 2945 SQ.FT (274 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2788 SQ.FT (259 SQ.M)



# CHRISTIES



# THE DOWNSWAY, SUTTON SM2 5RN

GUIDE PRICE £1,500,000

\*\*GUIDE PRICE £1,500,000 - £1,700,000\*\*

WELCOME TO THE DOWNSWAY, SOUTH SUTTON. THIS FANTASTIC, DETACHED HOME OFFERS THE PERFECT BLEND OF SPACE, STYLE, AND COMFORT, WITH FOUR GENEROUSLY SIZED DOUBLE BEDROOMS, TWO OF WHICH FEATURE MODERN EN-SUITE BATHROOMS, THIS PROPERTY IS IDEAL FOR GROWING FAMILIES OR THOSE WHO APPRECIATE AMPLE LIVING SPACE.

THE HOME BOASTS THREE WELL-APPOINTED RECEPTION ROOMS, OFFERING VERSATILE AREAS FOR FORMAL ENTERTAINING, CASUAL RELAXATION, OR QUALITY FAMILY TIME. IN ADDITION, THERE IS A DEDICATED STUDY, PERFECT FOR THOSE WHO WORK FROM HOME OR REQUIRE A QUIET SPACE FOR READING AND FOCUS.

THOUGHTFULLY REAR-EXTENDED, THE PROPERTY HAS BEEN ENHANCED TO MAXIMISE BOTH LIGHT AND SPACE WHILE MAINTAINING A BEAUTIFULLY PRESENTED CONDITION THROUGHOUT. EACH OF THE THREE BATHROOMS HAS BEEN FITTED WITH CONTEMPORARY FIXTURES AND FINISHES, ENSURING CONVENIENCE AND A TOUCH OF LUXURY FOR BOTH RESIDENTS AND GUESTS.

ONE OF THE STANDOUT FEATURES OF THIS HOME IS THE STUNNING SOUTH-FACING GARDEN, A PRIVATE OASIS THAT ENJOYS SUNLIGHT THROUGHOUT THE DAY. WHETHER YOU'RE ENJOYING A MORNING COFFEE ON THE PATIO, HOSTING SUMMER GATHERINGS, OR SIMPLY UNWINDING OUTDOORS, THIS GARDEN IS SURE TO IMPRESS.

LOCATED IN A POPULAR AND FAMILY-FRIENDLY NEIGHBOURHOOD IN SOUTH SUTTON, THE PROPERTY BENEFITS FROM CLOSE PROXIMITY TO HIGHLY REGARDED SCHOOLS, LOCAL AMENITIES, AND EXCELLENT TRANSPORT LINKS INTO LONDON AND SURROUNDING AREAS.

THIS DELIGHTFUL HOME IS MORE THAN JUST A PLACE TO LIVE, IT'S A SANCTUARY OFFERING COMFORT, SPACE, AND A HIGH STANDARD OF LIVING IN A PRIME LOCATION. IF YOU'RE LOOKING TO SETTLE INTO A FOREVER HOME THAT TICKS ALL THE BOXES, THIS REMARKABLE PROPERTY IS NOT TO BE MISSED.

- FOUR DOUBLE BEDROOMS
- REAR EXTENDED
- SOUGHT AFTER LOCATION
- STUNNING CONDITION
- EPC RATING D
- COUNCIL TAX BAND G

