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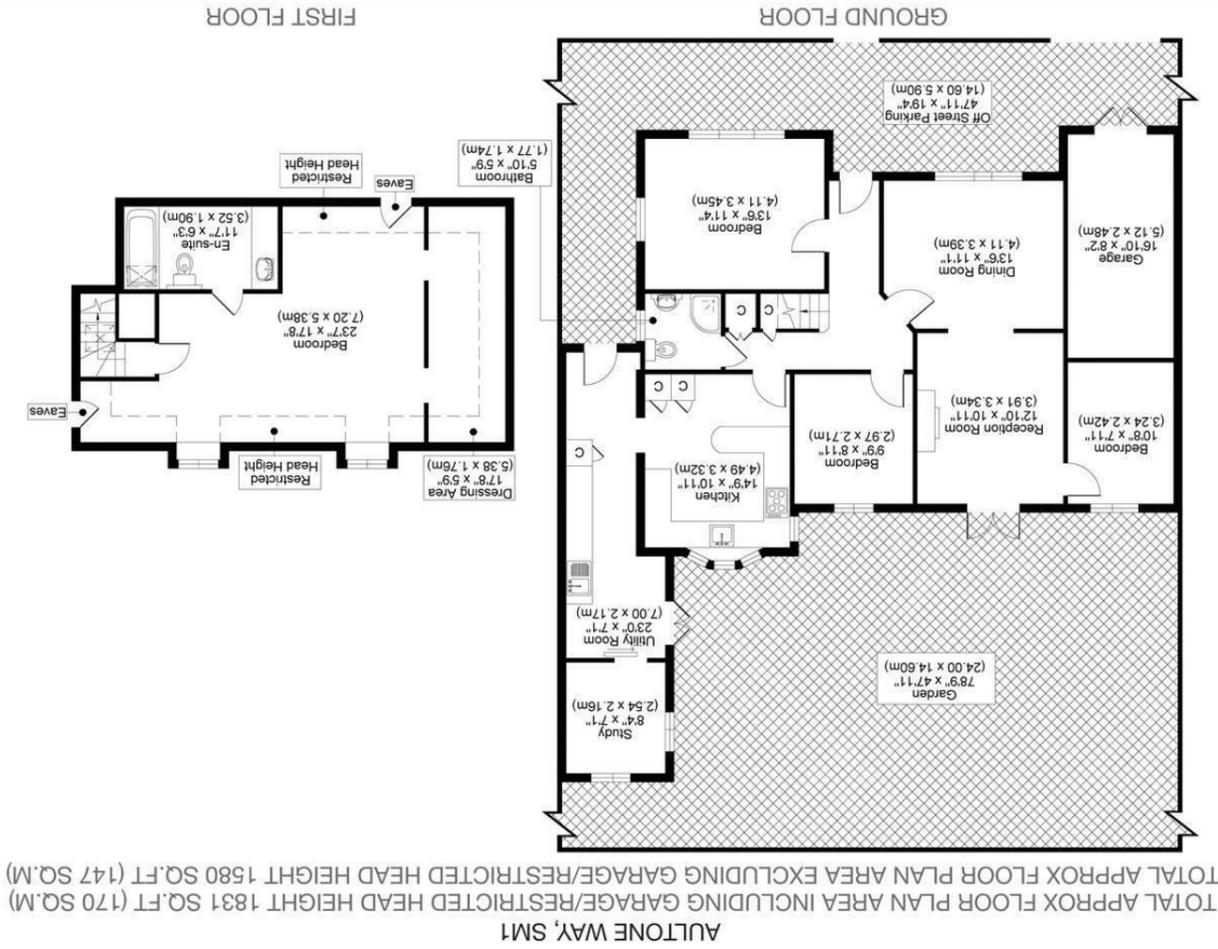
RICS

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.



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CHRISTIES



# AULTONE WAY, SUTTON SM1 3LE

GUIDE PRICE £850,000

\*\*GUIDE PRICE: £850,000 - £900,000\*\*

SITUATED ON THE SOUGHT-AFTER AULTONE WAY IN SUTTON, THIS CHARMING CHALET BUNGALOW OFFERS AN EXCELLENT BALANCE OF SPACE, CHARACTER, AND COMFORTABLE LIVING. ORIGINALLY BUILT IN 1935, THE PROPERTY PROVIDES APPROXIMATELY 1,593 SQ. FT OF WELL-ARRANGED ACCOMMODATION, MAKING IT A SUPERB CHOICE FOR FAMILIES.

UPON ENTERING, YOU ARE WELCOMED BY THREE WELL-PROPORTIONED RECEPTION ROOMS, OFFERING VERSATILE SPACE FOR BOTH ENTERTAINING AND EVERYDAY FAMILY LIFE. THE LAYOUT IS PRACTICAL YET INVITING, WITH A NATURAL FLOW BETWEEN THE LIVING AREAS. THE PROPERTY FURTHER BENEFITS FROM FOUR GENEROUSLY SIZED BEDROOMS, PROVIDING FLEXIBLE ACCOMMODATION TO SUIT A VARIETY OF NEEDS, ALONGSIDE TWO BATHROOMS TO COMFORTABLY SERVE A BUSY HOUSEHOLD.

EXTERNALLY, THE HOME CONTINUES TO IMPRESS WITH OFF-STREET PARKING FOR UP TO TWO VEHICLES – A VALUABLE FEATURE IN THIS POPULAR RESIDENTIAL AREA. AULTONE WAY IS WELL REGARDED FOR ITS STRONG COMMUNITY FEEL AND CONVENIENT ACCESS TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS.

OVERALL, THIS DELIGHTFUL CHALET BUNGALOW PRESENTS A FANTASTIC OPPORTUNITY TO ACQUIRE A CHARACTERFUL HOME WITH EXCELLENT SPACE AND FUTURE POTENTIAL. WHETHER YOU ARE LOOKING TO SETTLE LONG TERM OR SECURE A PROPERTY IN A DESIRABLE LOCATION, THIS HOME IS CERTAINLY ONE NOT TO BE MISSED.

- FOUR BEDROOMS
- DETACHED CHALET BUNGALOW
- TWO BATHROOMS
- POPULAR SUTTON GARDEN SUBURB LOCATION
- COUNCIL TAX BAND F
- EPC RATING C

