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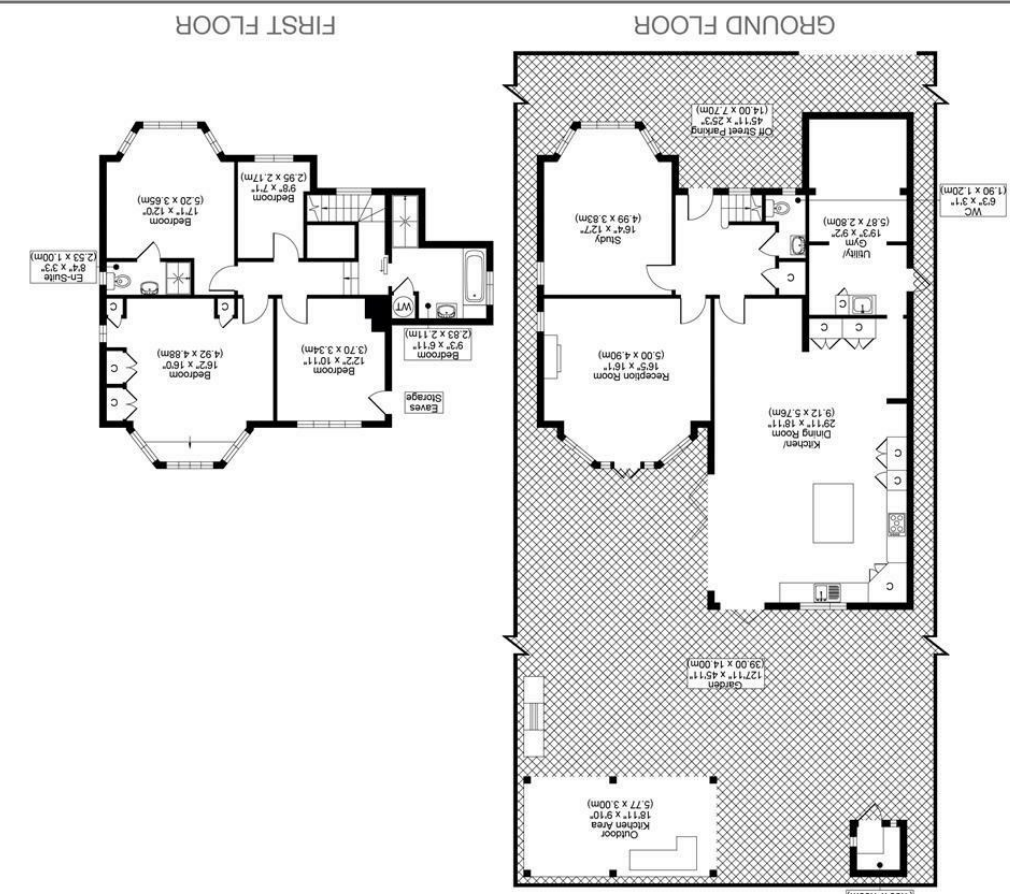
RICS

The Property Ombudsman

CHRISTIES

optica
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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.



CHILTERN ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 2334 SQ.FT (217 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 2130 SQ.FT (198 SQ.M)



CHRISTIES



CHILTERN ROAD, SUTTON SM2 5RD

GUIDE PRICE £1,100,000

SITUATED ON THE HIGHLY DESIRABLE CHILTERN ROAD IN SOUTH SUTTON, THIS IMPRESSIVE, DETACHED HOME OFFERS AN EXCELLENT BALANCE OF SPACE, COMFORT, AND PRACTICALITY—IDEAL FOR MODERN FAMILY LIVING. THE PROPERTY FEATURES FOUR WELL-PROPORTIONED BEDROOMS, PROVIDING GENEROUS ACCOMMODATION FOR BOTH FAMILY AND GUESTS.

AT THE HEART OF THE HOME IS THE EXTENDED KITCHEN, THOUGHTFULLY DESIGNED FOR CONTEMPORARY LIFESTYLES, WHICH FLOWS SEAMLESSLY INTO TWO VERSATILE RECEPTION ROOMS. THESE SPACES ARE PERFECT FOR ENTERTAINING, RELAXING, OR EVERYDAY FAMILY USE. EACH OFFERING FLEXIBILITY TO SUIT A VARIETY OF NEEDS.

THE PROPERTY ALSO BENEFITS FROM TWO BATHROOMS AND A CONVENIENT DOWNSTAIRS W/C, CATERING WELL TO BUSY HOUSEHOLDS. EXTERNALLY, THERE IS AMPLE OFF-STREET PARKING FOR MULTIPLE VEHICLES—AN INCREASINGLY VALUABLE FEATURE IN THIS SOUGHT-AFTER LOCATION.

FAMILIES WILL PARTICULARLY APPRECIATE THE CLOSE PROXIMITY TO WELL-REGARDED LOCAL SCHOOLS, MAKING DAILY ROUTINES THAT MUCH EASIER. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THE PROPERTY IS READY FOR IMMEDIATE OCCUPATION.

OVERALL, THIS IS A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS AND WELL-LOCATED FAMILY HOME IN ONE OF SUTTON'S MOST POPULAR ROADS. EARLY VIEWING IS HIGHLY RECOMMENDED.

- FOUR BEDROOMS
- EXTENDED KITCHEN/DINER
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- COUNCIL TAX BAND G
- EPC RATING D

