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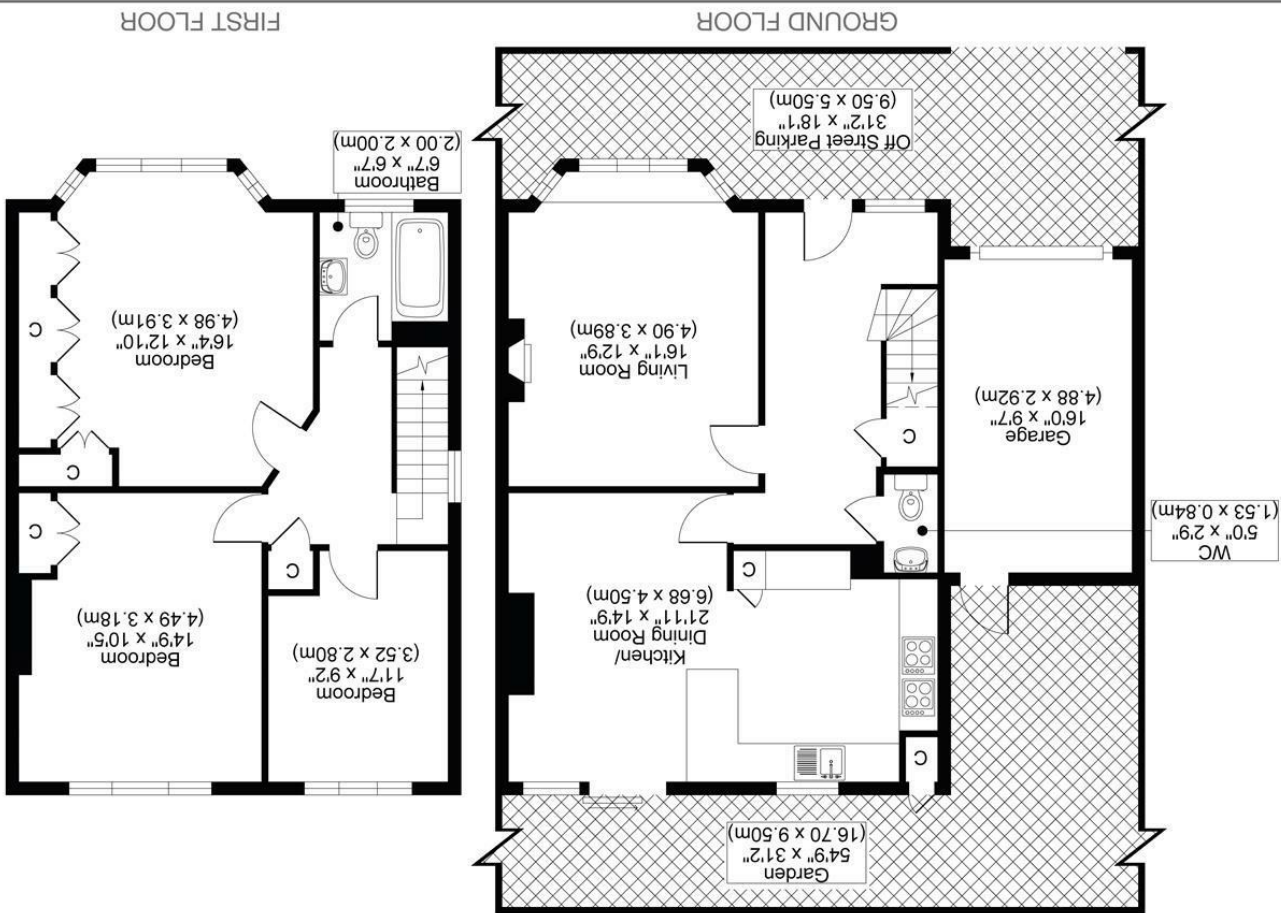
RICS

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.



SUMMERVILLE GARDENS, SM1  
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1465 SQ.FT (136 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1312 SQ.FT (122 SQ.M)



CHRISTIES



# SUMMERVILLE GARDENS, SUTTON SM1 2BX

GUIDE PRICE £750,000

**\*\*GUIDE PRICE £750,000 - £800,000\*\***  
WELCOME TO SUMMERVILLE GARDENS – A SPACIOUS AND WELL-PRESENTED FAMILY HOME, IDEALLY SITUATED WITHIN A DESIRABLE RESIDENTIAL LOCATION.

THIS ATTRACTIVE PROPERTY OFFERS GENEROUS AND VERSATILE ACCOMMODATION THROUGHOUT, PERFECTLY SUITED TO MODERN FAMILY LIVING. THE GROUND FLOOR FEATURES A BRIGHT AND WELCOMING LIVING ROOM TO THE FRONT, PROVIDING A COMFORTABLE SPACE FOR RELAXATION. TO THE REAR, AN IMPRESSIVE KITCHEN AND DINING ROOM FORMS THE TRUE HEART OF THE HOME, OFFERING A SUPERB SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING, WITH DIRECT ACCESS TO THE GARDEN. A CONVENIENT GROUND FLOOR WC AND INTEGRAL GARAGE FURTHER ENHANCE THE PRACTICALITY OF THE PROPERTY.

UPSTAIRS, THERE ARE THREE WELL-PROPORTIONED BEDROOMS, INCLUDING TWO SPACIOUS DOUBLE BEDROOMS AND A FURTHER COMFORTABLE BEDROOM IDEAL FOR FAMILY USE, GUESTS, OR WORKING FROM HOME. A FAMILY BATHROOM COMPLETES THE FIRST FLOOR ACCOMMODATION.

EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE REAR GARDEN, OFFERING EXCELLENT SPACE FOR OUTDOOR ENTERTAINING AND ENJOYMENT. TO THE FRONT, THERE IS OFF-STREET PARKING AND ACCESS TO THE GARAGE.

WELL MAINTAINED THROUGHOUT AND OFFERING SPACIOUS ACCOMMODATION, SUMMERVILLE GARDENS REPRESENTS A WONDERFUL FAMILY HOME IN A HIGHLY REGARDED RESIDENTIAL LOCATION, CLOSE TO LOCAL AMENITIES, WELL-REGARDED SCHOOLS, AND CONVENIENT TRANSPORT LINKS.

- POTENTIAL TO EXTEND, SUBJECT TO THE USUAL PLANNING PERMISSIONS AND CONSENTS
- IMPRESSIVE KITCHEN AND DINING ROOM IDEAL FOR FAMILY LIVING AND ENTERTAINING
- SPACIOUS THREE BEDROOM FAMILY HOME IN A DESIRABLE RESIDENTIAL LOCATION
- COUNCIL TAX BAND E
- EPC RATING D

