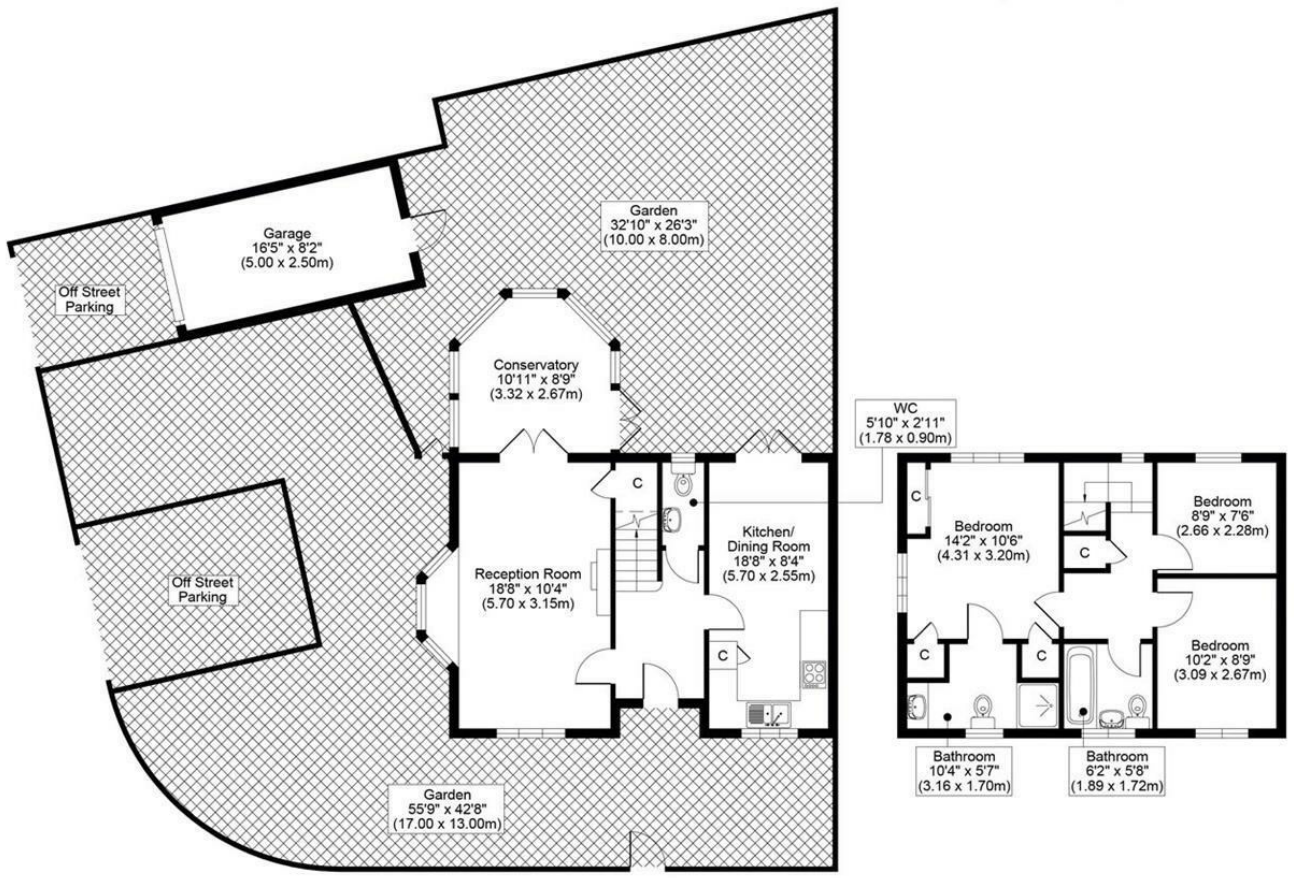
CHRISTIES



SANDPIPER ROAD, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1215 SQ.FT (113 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1080 SQ.FT (100 SQ.M)



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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Sandpiper Road, Sutton SM1 2ZU

Offers In Excess Of £580,000

BLACK FRIDAY EVENT ** **CHAIN FREE
Welcome to Sandpiper Road – A well-presented end of terrace family home offering well-balanced accommodation, generous outdoor space, and excellent practicality for modern living.

The ground floor features a spacious reception room providing comfortable living and entertaining space, alongside a kitchen/dining room overlooking the garden. A conservatory to the rear offers additional reception space with direct access to the garden, creating an ideal setting for both everyday family life and entertaining. A convenient ground floor WC completes the layout.

Upstairs, the property offers well-proportioned bedrooms, including a principal bedroom with en-suite facilities. The remaining bedrooms are served by additional family bath/shower facilities, providing comfortable accommodation for families, guests or those working from home.

Externally, the property benefits from generous wraparound gardens, creating excellent outdoor space rarely found with homes of this style. To the side, a generous driveway provides ample parking in addition to a detached garage.

Combining practical living space, excellent outdoor areas, and the benefits of an end of terrace position, Sandpiper Road represents a fantastic opportunity for a range of buyers.

- CHAIN FREE
- Well-presented end of terrace family home
- Principal bedroom with en-suite
- Generous wraparound gardens
- Detached garage with ample off-street parking
- Council Tax Band E
- EPC rating C













