



## STRATHEARN ROAD, SUTTON, SM1

£545,000 FREEHOLD

A BEAUTIFULLY PRESENTED PERIOD PROPERTY FEATURING AN OPEN KITCHEN DINER AND A SOUTH WESTERLY ASPECT REAR GARDEN SITUATED CLOSE TO SUTTON TOWN CENTRE

**Winkworth**

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## AT A GLANCE

- Beautifully Presented
- Period Property
- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Cloakroom/WC
- Family Bathroom
- Garden approx. 70ft
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

This beautifully presented, three bedroom family home features a gorgeous open plan kitchen diner, a South Westerly aspect rear garden and is located between Sutton town centre and Cheam Village, both providing a variety of shops, restaurants and amenities. Commuters have the choice of three train stations at West Sutton, Sutton and Sutton Common, all of which provide fast and frequent services to London.

Numerous well-regarded schools are close by including Robin Hood Infant's School, Homefield Preparatory School, and Sutton High School GDST.

The accommodation consists of a front-view reception room with feature fireplace, an open-plan kitchen and dining room overlooking the garden, downstairs WC, two well proportioned double bedrooms, a good sized third bedroom and a modern fitted bathroom.

Externally, the rear garden extends to approximately 70ft, is high fence enclosed and is mostly laid to lawn with a patio area off the back of the house, providing the ideal space for outside dining and socialising whilst to the front, there is a wall enclosed garden leading to the entrance porch. Permit parking is available on the road.

The property offers scope for extension subject to the usual planning consents.



## ACCOMMODATION

**Entrance Hall**

**Living Room - 14'1" x 11'11" max (4.3m x 3.63m max)**

**Kitchen/Dining Room - 18'3" x 13'3" max (5.56m x 4.04m max)**

**Cloakroom/WC**

**Bedroom - 12'8" x 12' max (3.86m x 3.66m max)**

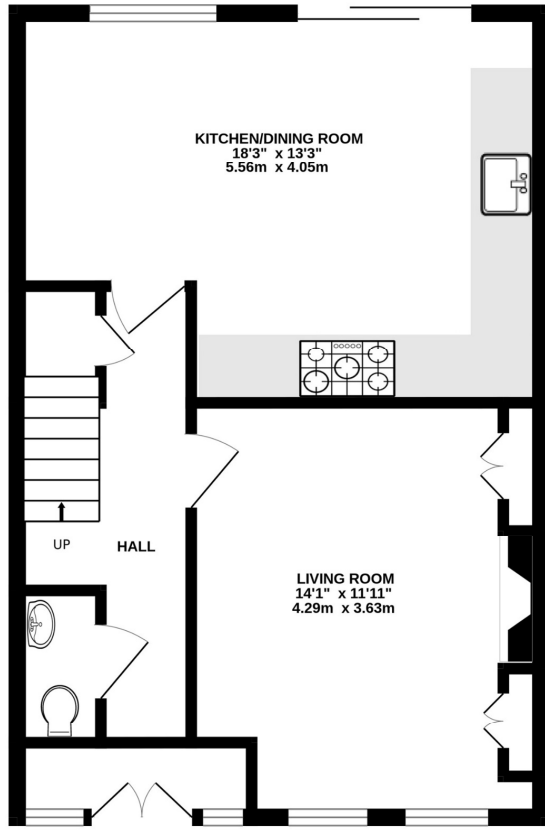
**Bedroom - 12'2" x 12' max (3.7m x 3.66m max)**

**Bedroom - 8'7" x 5'11" max (2.62m x 1.8m max)**

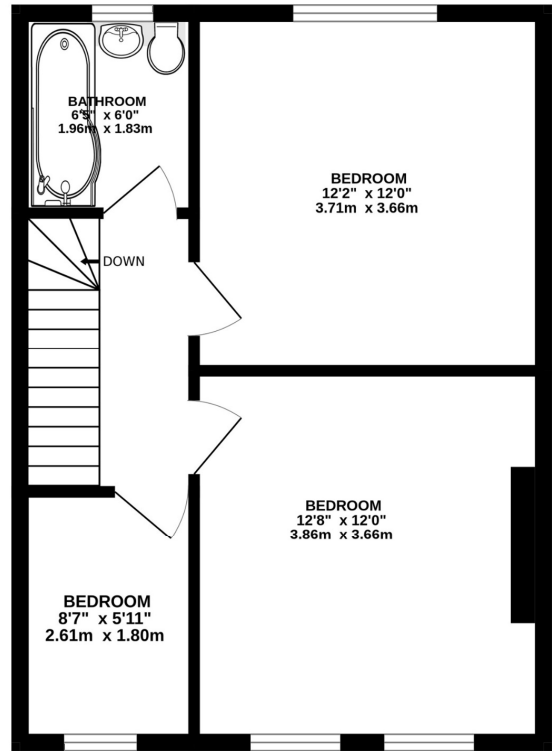
**Bathroom - 6'5" x 6' max (1.96m x 1.83m max)**

**Garden - Approx. 70ft**

**Strathearn Road, Sutton SM1 2RS**  
 INTERNAL FLOOR AREA (APPROX.) 932 sq ft/ 86.6 sq m  
 Garden extends to 70' (21.3m) approx.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

