



STAYTON ROAD, SUTTON, SM1

£600,000 FREEHOLD

A SUPERB FOUR BEDROOM TWO BATHROOM FAMILY HOME LOCATED CLOSE TO SUTTON COMMON TRAIN STATION AND SEVERAL SOUGHT-AFTER SCHOOLS

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AT A GLANCE

- Extended Family Home
- Southerly Aspect Garden
- 4 Bedrooms
- 2 Bathrooms
- Large Through Living Room
- Dining Room/Family Room
- Kitchen
- Garden approx. 140ft
- Off Street Parking
- Close Proximity to Sutton Common Station
- Numerous Well-Regarded Schools close by
- Council Tax Band D
- EPC Rating C

DESCRIPTION

This well-presented, spacious family home features four bedrooms, two bathrooms, a 140ft approx. rear garden and is situated within easy reach of both Sutton Common and West Sutton train stations as well as several well-regarded schools including Glenthorne High School.

The accommodation on the ground floor comprises a useful entrance porch, a large dual aspect living room/dining room, a superb family room overlooking the rear garden and a modern fitted kitchen. On the first floor, there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom. On the second floor, the property offers a wonderful Principal bedroom with an en-suite shower room.

Externally, the property benefits from a Southerly aspect rear garden extending to 140ft, providing the ideal space for entertaining with family and friends. To the front, the block paved driveway provides off street parking for two vehicles.

The area boasts an abundance of amenities for both families and commuters including Sutton town centre with a range of shops and restaurants, nearby gyms and leisure centres, cricket and tennis clubs and local bus routes to surrounding areas including Morden underground.



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ACCOMMODATION

Entrance Hall

Living Room - 25' x 10'10" max (7.62m x 3.3m max)

Dining Room - 16'5" x 10'7" max (5m x 3.23m max)

Kitchen - 11' x 6' max (3.35m x 1.83m max)

Bedroom - 12' x 10'3" max (3.66m x 3.12m max)

Bedroom - 11'6" x 10'4" max (3.5m x 3.15m max)

Bedroom - 6'2" x 5'9" max (1.88m x 1.75m max)

Family Bathroom - 8'5" x 6'1" max (2.57m x 1.85m max)

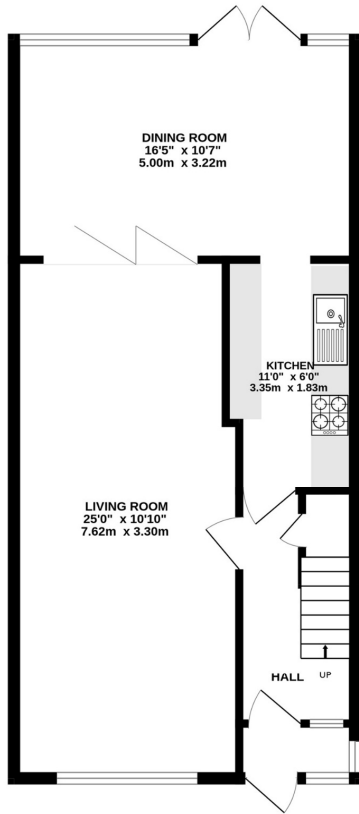
Bedroom - 16'1" x 11' max (4.9m x 3.35m max)

En-Suite Shower/WC

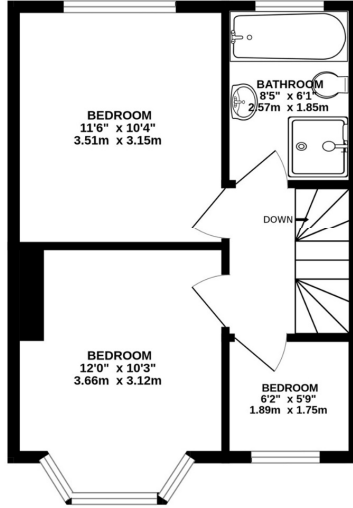
Garden - Approx. 140ft

Stayton Road, Sutton SM1 2PS

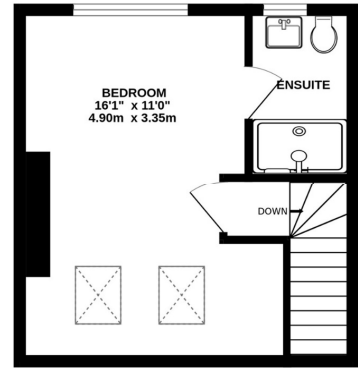
INTERNAL FLOOR AREA (APPROX.) 1220 sq ft/ 113.6 sq m
Garden extends to 140' (42.7m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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 © 2025.

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+)	A		
(81-91)	B		
(69-80)	C	71	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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