



**ACACIA DRIVE, SUTTON, SM3**  
**£650,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED FOUR BEDROOM HOME  
LOCATED WITHIN EASY REACH OF GOOD SCHOOLS AND  
COMMUTER TRANSPORT LINKS INTO CENTRAL LONDON**

**Winkworth**

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## AT A GLANCE

- 4 Bedrooms
- 2 Good Sized Reception Rooms
- Spacious Kitchen/Dining Room
- Utility Room plus Cloakroom/WC
- Family Bathroom
- En-Suite Shower Room
- Manageable Rear Garden with Large Shed
- Off Street Parking for 2 Cars
- Easy Reach of Glenthorne High School
- Train Stations at Sutton Common & St Helier
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

A beautiful example of a four bedroom 1930's semi-detached house extended and re-modelled to the high standard expected for modern family living.

Benefits include two good sized reception rooms, spacious kitchen/dining room, principal bedroom suite with shower/WC and a location within easy reach of train services into London and well-regarded schools.

The accommodation to the ground floor comprises a spacious front living room with wide bay window, separate family room, extended kitchen/dining room, utility room and downstairs cloakroom/WC. On the first floor there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom. The superb principal suite is set on the second floor and features a luxury en-suite shower room, fitted wardrobes, eaves storage and Juliet balcony overlooking the garden. The décor throughout is modern, light and airy and is enhanced by attractive features including dual skylights in the contemporary high gloss kitchen, log burner in the living room and plantation shutters to the front aspect.

Externally, the frontage provides off street parking for two cars and side access. The manageable rear garden is mainly laid to lawn with patio areas off the back of the house and to the end of the garden next to the large outbuilding which is useful for storing garden furniture, lawnmower, bikes, etc.

Locally, the area is ideal for commuters and families. Train stations are available under a mile away at Sutton Common and St Helier, whilst Morden town centre offers a Northern Line tube station. Schools are well-regarded and include the sought after Glenthorne High School.



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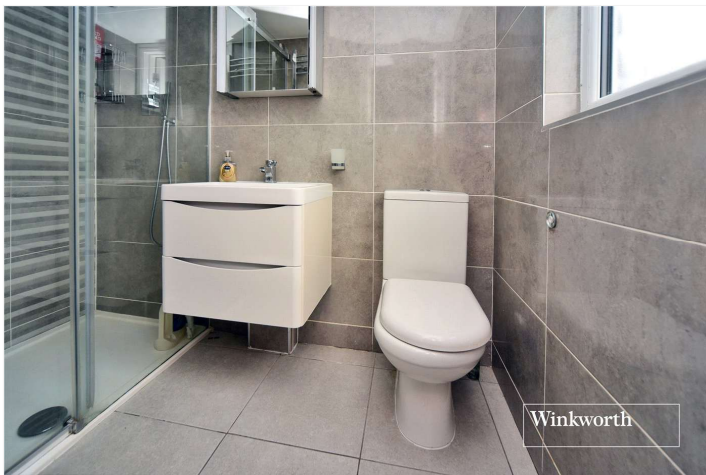
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## ACCOMMODATION

**Entrance Hall**

**Living Room - 13'5" x 10'11" max (4.1m x 3.33m max)**

**Family Room - 11'6" x 9'11" max (3.5m x 3.02m max)**

**Kitchen/Dining Room - 15'5" x 13'7" max (4.7m x 4.14m max)**

**Utility Room**

**Cloakroom/WC**

**Bedroom - 13'5" x 10'10" max (4.1m x 3.3m max)**

**Bedroom - 11'6" x 10'1" max (3.5m x 3.07m max)**

**Bedroom - 7'3" x 5'8" max (2.2m x 1.73m max)**

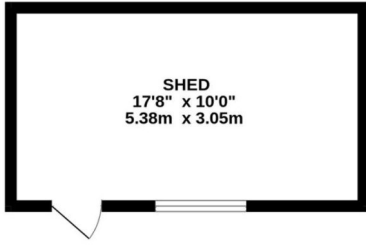
**Family Bathroom**

**Principle Bedroom with En-Suite**

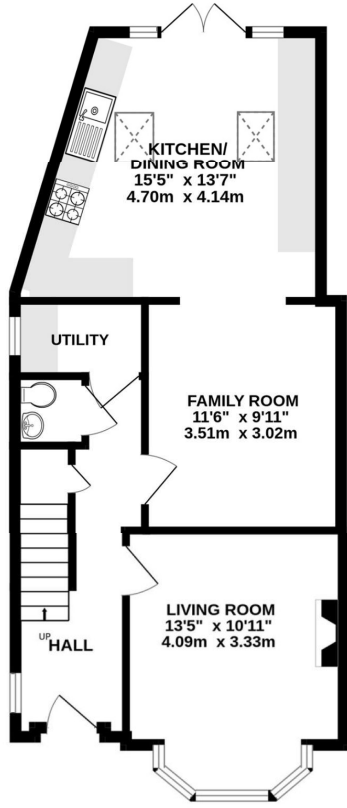
**Rear Garden with Side Access**

**Large Shed - 17'8" x 10' (5.38m x 3.05m)**

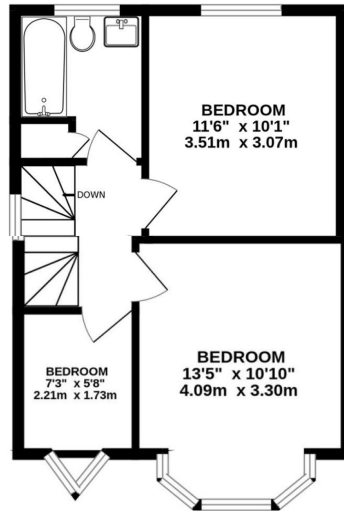
**Off Street Parking on Drive**



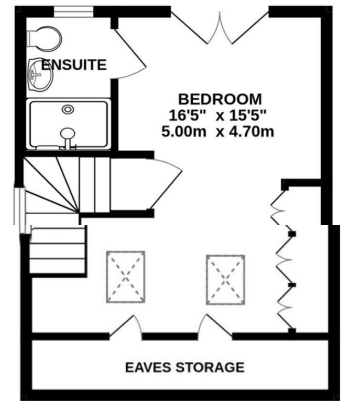
**Acacia Drive, Sutton SM3 9NJ**  
 INTERNAL FLOOR AREA (APPROX.) 1206 sq ft/ 112.0 sq m  
 Excluding outbuilding  
 Garden extends to 25' (7.62m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>65</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	

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