



CUMNOR ROAD, SUTTON, SM2
GUIDE PRICE £625,000 FREEHOLD

**A LOVELY THREE DOUBLE BEDROOM FAMILY HOME WITH
A CONTEMPORARY KITCHEN/BREAKFAST ROOM, LARGE
SECLUDED GARDEN AND OFF STREET PARKING TO THE
FRONT**



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See things differently



AT A GLANCE

- 3 Double Bedrooms
- Living Room
- Dining Room
- Modern Fitted Kitchen
- Upstairs Bathroom
- Garden approx. 80ft
- Off Street Parking
- Side Access to the Garden
- Easy Reach of Trains into London
- Well-regarded Local Schools
- Council Tax Band E
- EPC Rating D

DESCRIPTION

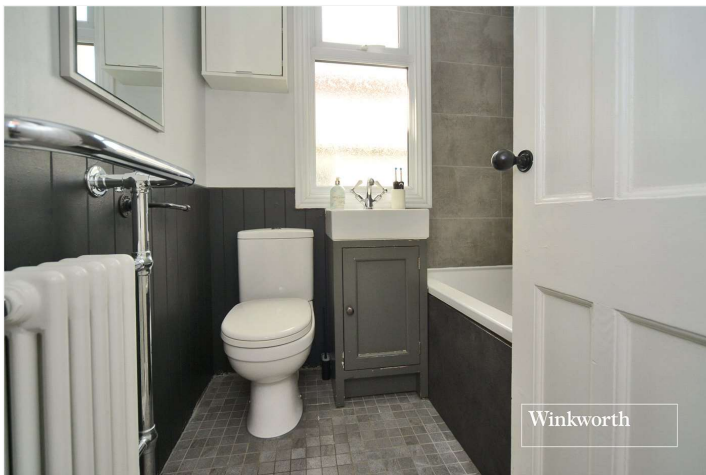
Guide Price £625,000 - £650,000

A spacious and beautifully presented three double bedroom family home with a lovely cottage style ambiance complimented perfectly by modern fixtures and fittings. The property benefits from a circa 80ft secluded rear garden, a spacious kitchen/breakfast room and a location within easy reach of well-regarded schools and trains into central London.

The accommodation comprises entrance porch, long hallway with built-in understairs storage, a living room flowing through to the dining room, a kitchen overlooking the back garden, three double bedrooms and an upstairs family bathroom. Particular features include the cream, shaker style kitchen which has space for a range style cooker, breakfast bar and integrated dishwasher. The stable door from the kitchen to the garden is a lovely addition, whilst the reception areas have attractive brick fireplaces. All windows to the front of the house have fitted Plantation shutters providing privacy.

Externally, the back garden is gorgeously lush and green with mature trees, shrubs and fruit trees surrounding the lawn and an arched trellis leading to an ornamental seating area with a shed and greenhouse.

Locally, the area is ideal for families and commuters with education in the area highly sought after and several train stations to choose from. Schools include Devonshire Primary, Sutton Grammar and Nonsuch High School for Girls, whilst trains into central London are available at Sutton (just under half a mile via a short cut and also offering Thameslink) plus Carshalton Beeches, West Sutton and Cheam. Sutton and Cheam town centres are both easily reached and provide a wide choice of shops, restaurants, parkland and various leisure facilities.



ACCOMMODATION

Entrance Porch

Hallway

Living Room - 14'10" x 11'10" max (4.52m x 3.6m max)

Dining Room - 12'4" x 10'4" max (3.76m x 3.15m max)

Kitchen - 14'9" x 9'10" max (4.5m x 3m max)

Bedroom - 15'11" x 12'1" max (4.85m x 3.68m max)

Bedroom - 12'1" x 10'5" max (3.68m x 3.18m max)

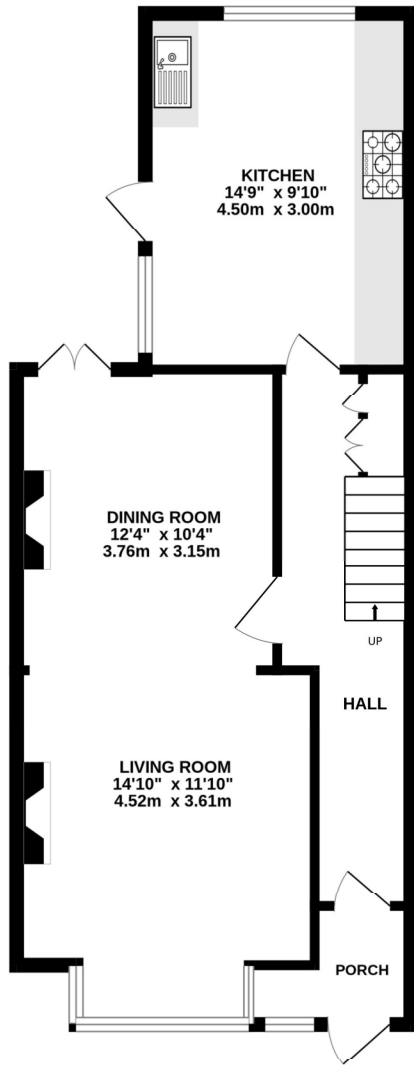
Bedroom - 10'9" x 10'8" max (3.28m x 3.25m max)

Bathroom - 5'9" x 5'8" max (1.75m x 1.73m max)

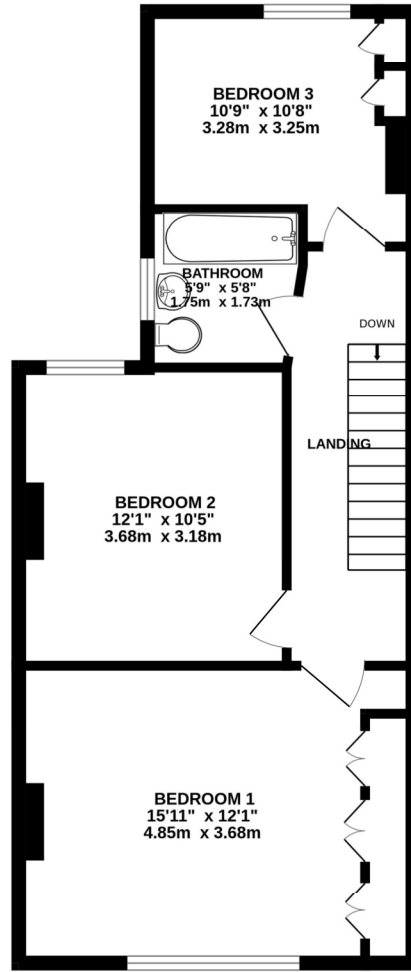
Garden - Approx. 80ft

Off Street Parking





GROUND FLOOR



FIRST FLOOR

Cumnor Road, Sutton SM2 5DW
 INTERNAL FLOOR AREA (APPROX.) 1090 sq ft/ 101.0 sq m
 Garden extends to 80' (24.38m) approx.



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

