

TEMPLE WAY, SUTTON, SM1

£600,000 FREEHOLD

**AN EXTREMELY SPACIOUS SEMI-DETACHED FAMILY HOME
FEATURING FOUR BEDROOMS AND THREE RECEPTION
ROOMS LOCATED IN A QUIET CUL-DE-SAC**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- Situated in a Quiet Cul-De-Sac
- Spacious Semi-Detached Family Home
- 4 Well-Proportioned Bedrooms
- Living Room
- Dining Room Overlooking the Garden
- Family Room
- Kitchen/Breakfast Room
- Downstairs WC
- Family Bathroom
- Garden approx. 50ft
- Garage
- Large Garden Shed
- Close to Several Well-Regarded Schools
- Council Tax Band E
- EPC Rating D

DESCRIPTION

Situated in a quiet cul-de-sac, this wonderful family home features four bedrooms, three reception rooms, a secluded rear garden and off-street parking for several cars.

The property is set within easy reach of Sutton town centre and Carshalton high street, both offering a wide variety of shops, restaurants and transport links. In fact, there are three train stations within a mile, Carshalton, Sutton Common and Sutton as well as a choice of bus routes to Morden, West Croydon and Wallington. Numerous well-regarded schools are close by, such as Rushy Meadow Primary, All Saints Benhilton CofE Primary, Greenshaw High School and Sutton Grammar.

The accommodation on the ground floor comprises a useful porch and entrance hall, a family room with double doors into the living room, a bright and airy dining room overlooking the rear garden, a kitchen/breakfast room and downstairs cloakroom/WC. Upstairs, there are three well-proportioned double bedrooms, a fourth single bedroom and a spacious family bathroom with a walk-in shower.

Externally, the well-maintained rear garden is surrounded by mature trees, offering a natural screen for seclusion and privacy and includes an expansive patio area providing the perfect space for outdoor dining and socialising with family and friends. To the front, there is a paved driveway providing off street parking for several cars and access to the garage.

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



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

ACCOMMODATION

Entrance Hall

Family Room - 11'9" x 10'5" max (3.58m x 3.18m max)

Living Room - 13'4" x 10'5" max (4.06m x 3.18m max)

Dining Room - 10'5" x 9'7" max (3.18m x 2.92m max)

Kitchen/Breakfast Room - 15'6" x 11'8" max (4.72m x 3.56m max)

Downstairs WC

Bedroom - 13'6" x 10'6" max (4.11m x 3.2m max)

Bedroom - 13'9" x 8'5" max (4.2m x 2.57m max)

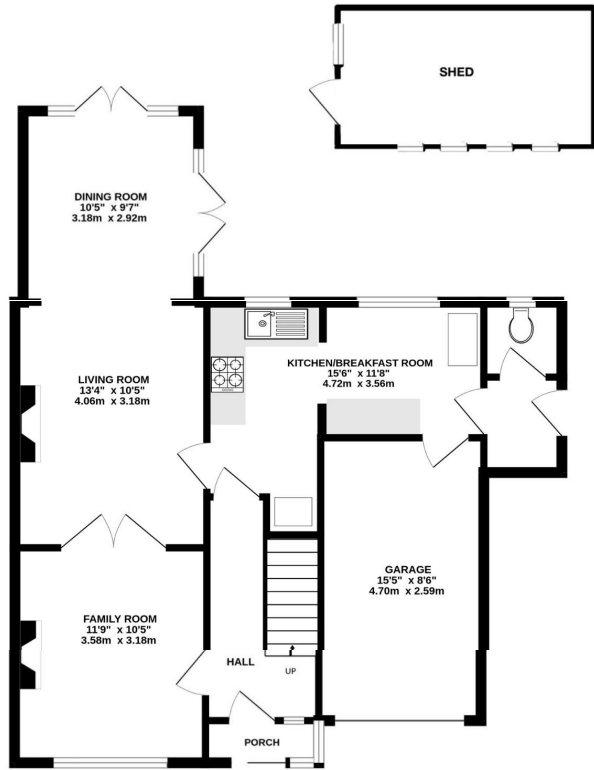
Bedroom - 11'10" x 10'6" max (3.6m x 3.2m max)

Study/Bedroom 4 - 7' x 6'1" max (2.13m x 1.85m max)

Family Bathroom - 13' x 9' max (3.96m x 2.74m max)

Garden - Approx. 50ft

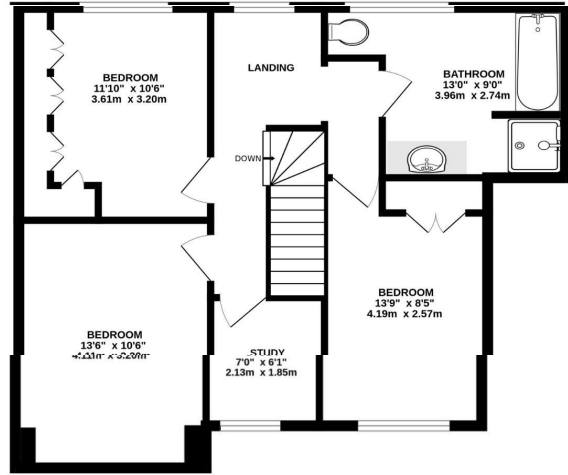
Garage - 15'5" x 8'6" max (4.7m x 2.6m max)



GROUND FLOOR



Temple Way, Sutton SM1 3AY
INTERNAL FLOOR AREA (APPROX.) 1400 sq ft/ 130.0 sq m
Excluding Shed
Garden extends to 50' (15.24m) approx.



FIRST FLOOR

Winkworth

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		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.