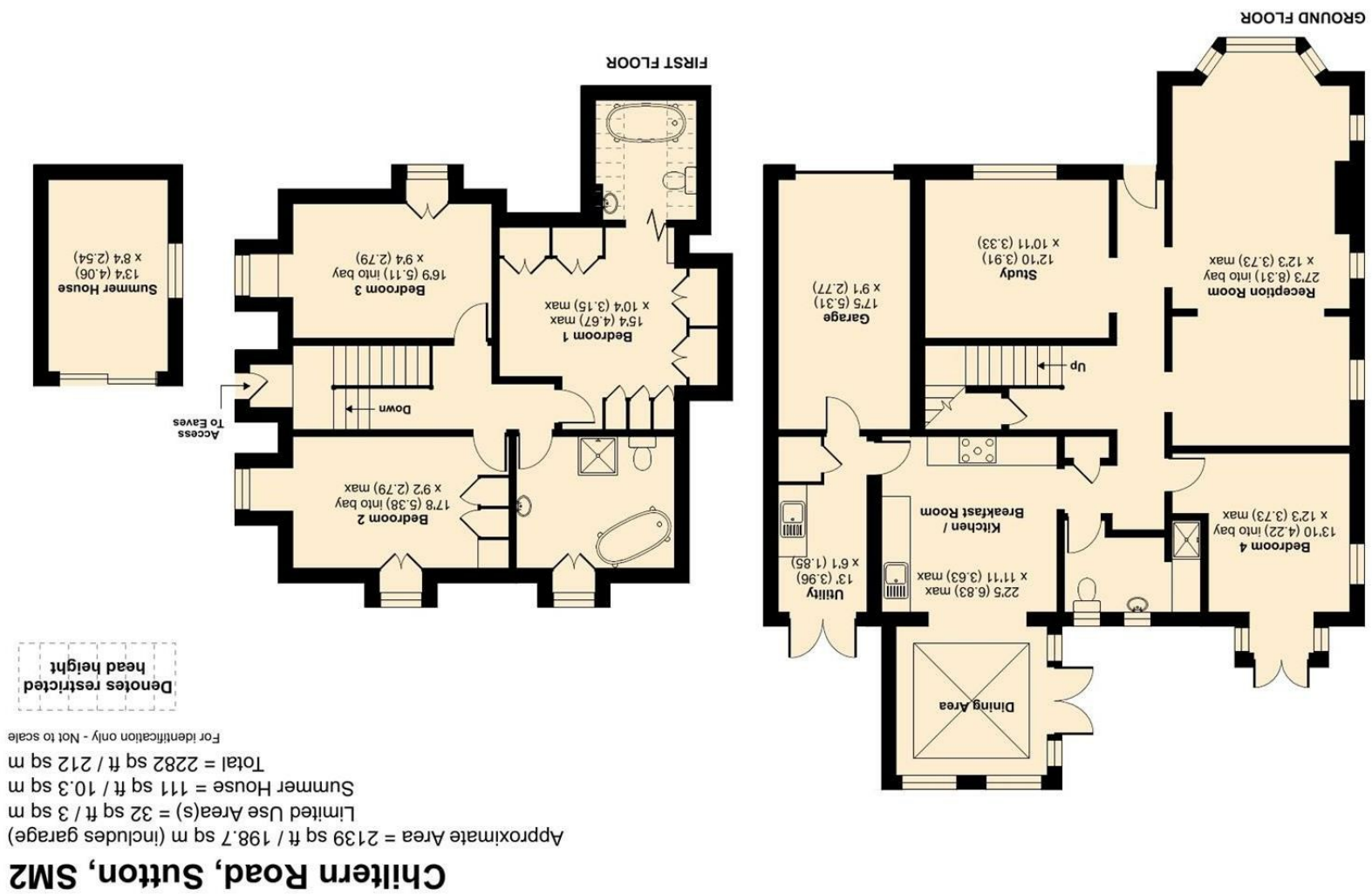




RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nckbecom 2023. REF: 1050134



# CHILTERN ROAD, SUTTON SM2 5QU

GUIDE PRICE £1,100,000

\*\*£1,100,000-£1,150,000\*\*

LOCATED ON ONE OF SOUTH SUTTON'S MOST DESIRABLE RESIDENTIAL ROADS, YOU WILL FIND THIS STUNNING 4-BEDROOM DETACHED FAMILY HOME JUST WAITING TO BE DISCOVERED.

AS YOU PULL THROUGH THE GATES ONTO THE SWEEPING CARRIAGE DRIVEWAY, YOU START TO GET A SENSE OF HOW SPECIAL THIS HOME REALLY IS.

THE GROUND FLOOR OF THE PROPERTY BENEFITS FROM TWO LARGE RECEPTION AREAS, WITH ONE CURRENTLY BEING USED AS A HOME OFFICE/STUDY, DOWNSTAIRS BEDROOM, AND A KITCHEN/BREAKFAST ROOM LEADING TO A BEAUTIFUL DINING AREA WITH VIEWS AND ACCESS TO THE TRANQUIL REAR GARDEN.

UPSTAIRS, YOU ARE PRESENTED WITH 3 DOUBLE BEDROOMS, WITH THE MASTER INCLUDING A FANTASTIC EN-SUITE. THERE IS A LUXURY FAMILY BATHROOM OFF THE MAIN LANDING AS WELL AS LOFT ACCESS.

ADDITIONAL BENEFITS INCLUDE AN INTEGRAL GARAGE, A HOME OFFICE IN THE GARDEN, THE UPSTAIRS BEDROOMS ALL HAVE FITTED STORAGE / WARDROBES, AND MUCH MORE!

- GATED CARRIAGE DRIVEWAY
- MODERNISED THROUGHOUT
- CLOSE TO LOCAL OUTSTANDING SCHOOLS
- EPC RATING D
- COUNCIL TAX BAND F

