



PAUL GRAHAM



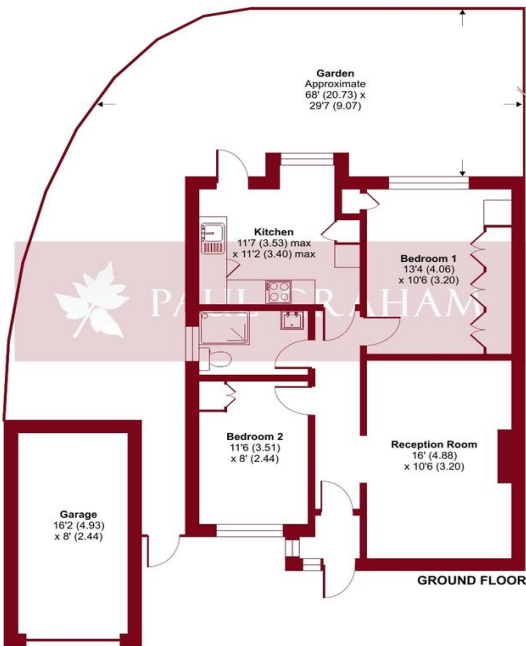
1 Longford Gardens, Sutton, SM1 3DR | **Guide Price £500,000 Freehold**

A charming two-bedroom semi-detached bungalow set within a popular residential area, this home offers a wonderful opportunity for those seeking single-level living. The property benefits from a spacious reception room, a fitted kitchen, two double bedrooms, and a bright, airy layout throughout.

Outside, the southerly aspect garden provides excellent space for relaxing or entertaining, complemented by a detached garage with adjoining workshop/garden shed, and off-street parking. A large loft offers further storage and potential to extend (STPP), making this an appealing choice for buyers looking to create their ideal home. Offered to the market with no onward chain.

Longford Gardens, Sutton, SM1

Approximate Area = 657 sq ft / 61 sq m
Garage = 130 sq ft / 12 sq m
Total = 787 sq ft / 73 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Paul Graham. REF: 1343013

PORCH

ENTRANCE HALL

RECEPTION ROOM 16' 0" x 10' 6" (4.88m x 3.2m)

KITCHEN/BREAKFAST ROOM 11' 7" x 11' 2" (3.53m x 3.4m)

BEDROOM 1 13' 4" x 10' 6" (4.06m x 3.2m)

BEDROOM 2 11' 6" x 8' 0" (3.51m x 2.44m)

BATHROOM

GARDEN 68' 0" x 29' 7" (20.73m x 9.02m)

GARAGE 16' 2" x 8' 0" (4.93m x 2.44m)

OFF ROAD PARKING

NO ONWARD CHAIN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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