

1B Highfield Road, Sutton, SM1 4JY
Guide Price £850,000 - £875,000



PAUL GRAHAM

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DESCRIPTION

This beautifully presented four-bedroom double-fronted detached family home offers a perfect blend of style and practicality. The ground floor features a sleek, contemporary open-plan kitchen with ample space for dining and entertaining, complemented by a separate dining room and a generous reception room with double doors leading out to the garden. A handy downstairs WC adds to the convenience. Upstairs, you'll find four well-proportioned bedrooms, including a principal bedroom with en suite shower room, along with a spacious family bathroom. The property also benefits from a landscaped garden with patio, an outbuilding, attic storage space, and private off-street parking.



ROOMS

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 16' 4" x 8' 8" (4.98m x 2.64m)

DINING ROOM 13' 1" x 8' 8" (3.99m x 2.64m)

RECEPTION ROOM 16' 2" x 16' 1" (4.93m x 4.9m)

GARDEN 45' 5" x 22' 4" (13.84m x 6.81m)

SHED 8' 0" x 6' 0" (2.44m x 1.83m)

LANDING

BEDROOM 1 14' 8" x 8' 9" (4.47m x 2.67m)

ENSUITE

BEDROOM 2 14' 9" x 8' 11" (4.5m x 2.72m)

BEDROOM 3 9' 5" x 8' 8" (2.87m x 2.64m)

BEDROOM 4 11' 5" x 6' 10" (3.48m x 2.08m)

BATHROOM

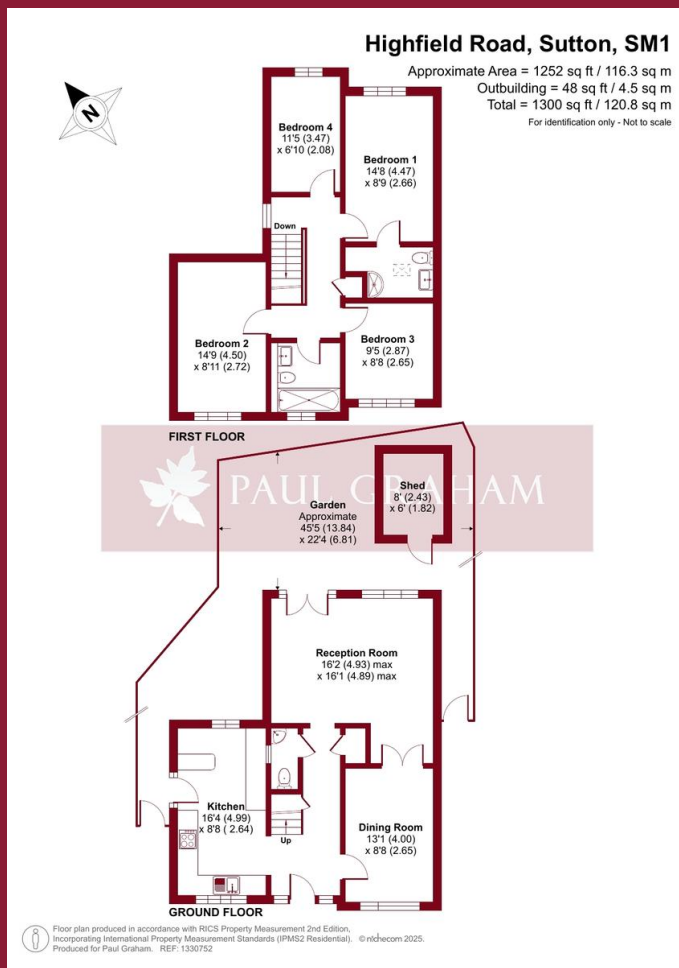
OFF ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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