



## 86 Barrington Road, Sutton, SM3 9PR | **Guide Price £600,000 Freehold**

A spacious and well-presented four-bedroom family home tucked away in a peaceful cul-de-sac on Barrington Road, offering 1,203 sq ft of versatile accommodation, two reception rooms, two bathrooms, a private driveway and garage, plus the added benefit of a downstairs WC accessed via the attached garage. Ideally positioned for outstanding local schools and offered to the market chain free, this is an excellent opportunity for buyers seeking space, convenience and a calm residential setting.





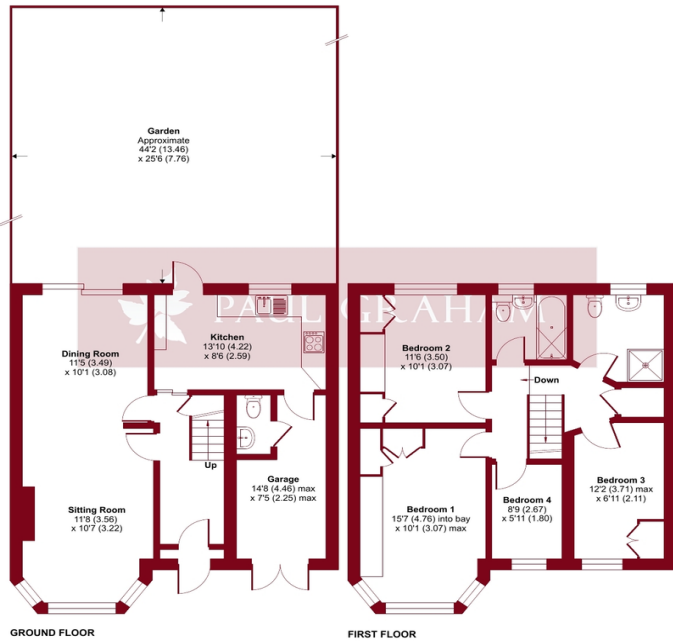
## Barrington Road, Sutton, SM3

Approximate Area = 1097 sq ft / 101.9 sq m

Garage = 106 sq ft / 9.8 sq m

Total = 1203 sq ft / 111.7 sq m

For identification only - Not to scale



## ENTRANCE HALL

**SITTING ROOM** 11' 8" x 10' 7" (3.56m x 3.23m)

**DINING ROOM** 11' 5" x 10' 1" (3.48m x 3.07m)

**KITCHEN** 13' 10" x 8' 6" (4.22m x 2.59m)

**GARAGE** 14' 8" x 7' 5" (4.47m x 2.26m)

## WC

**GARDEN** 44' 2" x 25' 6" (13.46m x 7.77m)

**BEDROOM 1** 15' 7" x 10' 1" (4.75m x 3.07m)

**BEDROOM 2** 11' 6" x 10' 1" (3.51m x 3.07m)

**BEDROOM 3** 12' 2" x 6' 11" (3.71m x 2.11m)

**BEDROOM 4** 8' 9" x 5' 11" (2.67m x 1.8m)

## BATHROOM 1

## BATHROOM 2

## OFF ROAD PARKING

## NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1386111. © nchecom 2025.



**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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

Residential Sales

62 - 64 High Street

Carshalton

Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

## WALLINGTON

Residential Sales

3 Wallington Square

Woodcote Road

Wallington

Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk