



PAUL GRAHAM



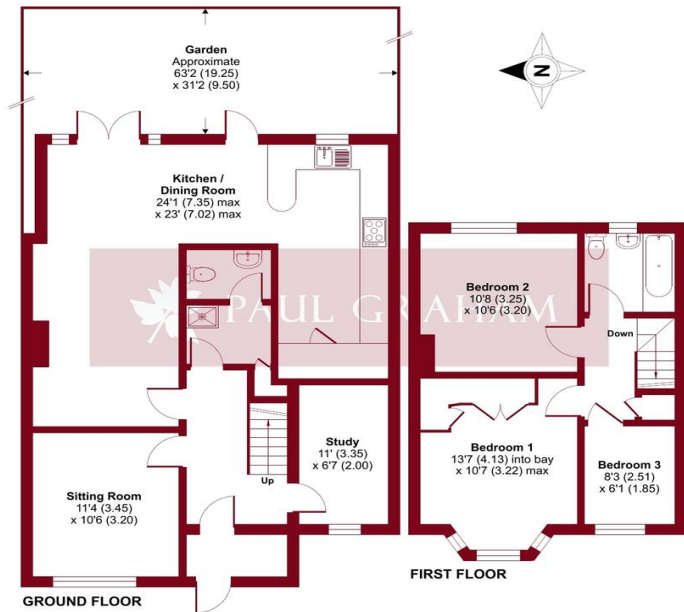
**18 Orchard Way, Sutton, SM1 3QQ | Guide Price £600,000 - £625,000 Freehold**

This extended four-bedroom semi-detached home offers excellent space for a growing family, with versatile living areas throughout. The ground floor features two reception rooms - one perfect as a snug, playroom, or home office. Additionally, there is a modern shower room, a separate utility room, and a prominent L-shaped kitchen/diner with integrated appliances and French doors opening onto a large deck and a 60ft garden. Upstairs, you will find three bedrooms and a well-appointed family bathroom. The front provides driveway parking, and the property is fully double-glazed with gas central heating.



## Orchard Way, Sutton, SM1

Approximate Area = 1225 sq ft / 113.8 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). © ncthemcom 2025. Produced for Paul Graham. REF: 1328484

## ENTRANCE PORCH

## ENTRANCE HALL

**STUDY** 11' x 6' 7" (3.35m x 2.01m)

**SITTING ROOM** 11' 4" x 10' 6" (3.45m x 3.2m)

**KITCHEN/DINING ROOM** 24' 1" x 23' (7.34m x 7.01m) Max

## SHOWER ROOM

## FIRST FLOOR LANDING

**BEDROOM 1** 13' 7" x 10' 7" (4.14m x 3.23m) Into bay.

**BEDROOM 2** 10' 8" x 10' 6" (3.25m x 3.2m)

**BEDROOM 3** 8' 3" x 6' 1" (2.51m x 1.85m)

## BATHROOM

**GARDEN** 63' 2" x 31' 2" (19.25m x 9.5m) Approx

## PARKING TO FRONT



**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             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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