



Coniston Gardens
South Sutton | Surrey | SM2 5EB

FINE & COUNTRY

CONISTON GARDENS





KEY FEATURES

A detached, family house offering style, sought after location and panache.

Even if you know the area its possible you would know this small cul-de-sac, tucked away and within 10 minutes walk of Sutton train station and Harris academy catchment. Once discovered, the location opens up all the very best of South Sutton and Carshalton Beeches.

Approaching the house, its immediately evident the house is well kept and manicured; the handsome frontage is a strong foundation for any home. The driveway offers several off-street parking spaces , Electrical Vehicle charger and accesses the storm porch and entrance door. Internally, the house has been decorated with style and provides a cool and sophisticated interior. The accommodation includes, four bedrooms, two bathrooms, five reception rooms, kitchen, large entrance hall and cloakroom. The layout is easy to use, and the recent addition of the extra lounge brings an airiness and flow which isn't seen in many other houses. Additionally, the ability to have a mix of open plan and separation is vital for any home with growing children.

As any well-rounded house should be, this home connects the indoors with the outdoors and is ideal for entertaining. The large glass access door to both gardens frames each view and provide the bridge to each space. To one side of the house, the exceptional sun terrace with fireplace, adorned with lavender hedges, and to the other side the green lawn and mature shrubs: ideal for football, cricket or just lounging in private.

Sutton is a bustling and vibrant Greater London town. Fast train connections in both directions, Central London and the South, easy access to strong road connections including the A3 and M25. A high street which serves most needs and includes a cinema, numerous restaurants, department stores and other shops. Excellent schooling to include both state and public schools and a host of sporting facilities.

In summary this is a move in and enjoy option. Providing an ultra convenient location and excellent local amenities, the addition of a sensational interior is a very attractive offering. We highly recommend your interest and encourage you to view.

- Four bedrooms
- Detached
- Ultra Convenient Location
- Immaculate Interior
- Off Street Parking
- Landscaped Gardens
- Five Reception Rooms
- Close to Sutton Train Station





















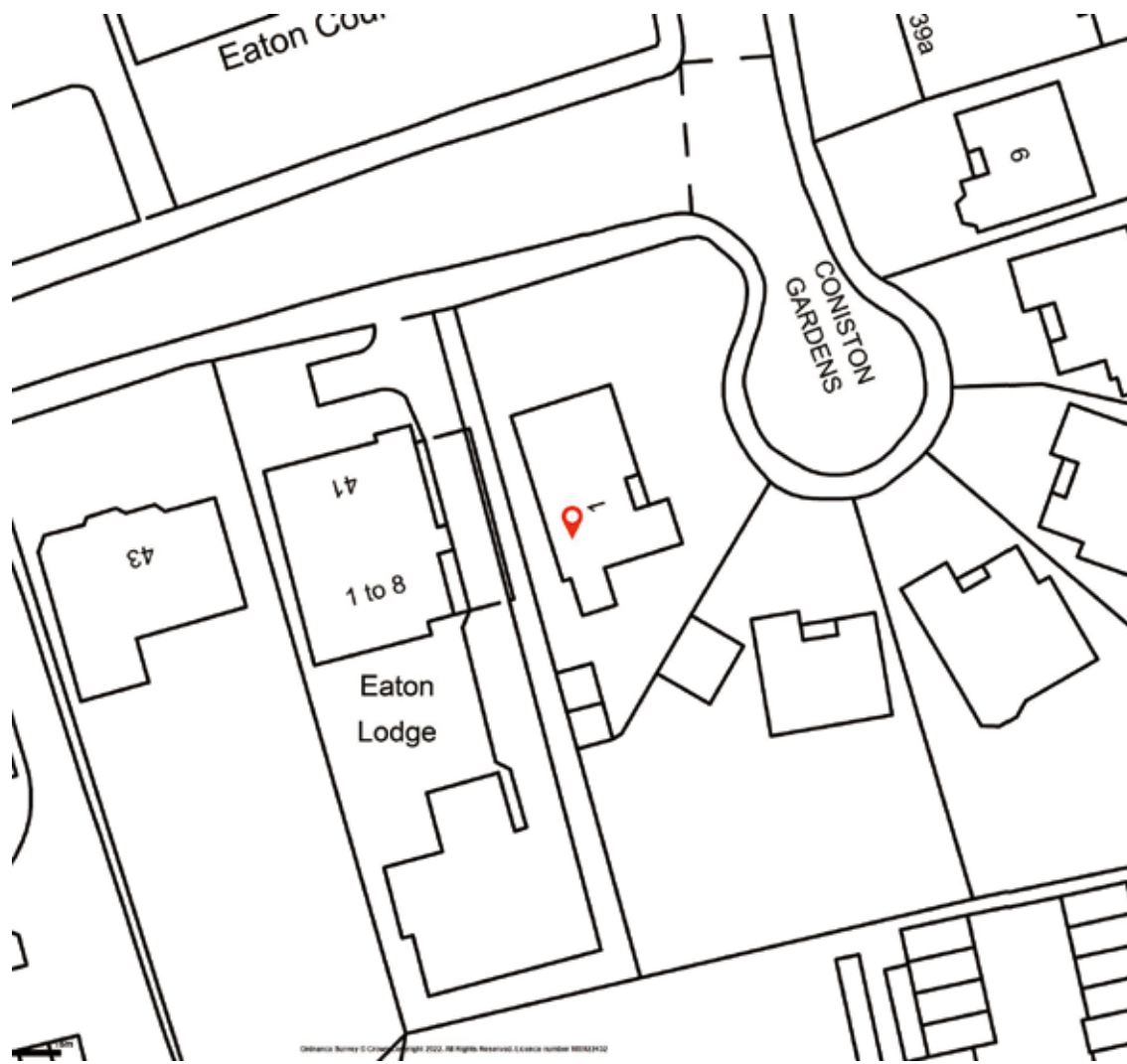




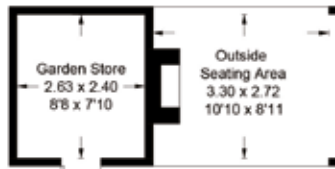






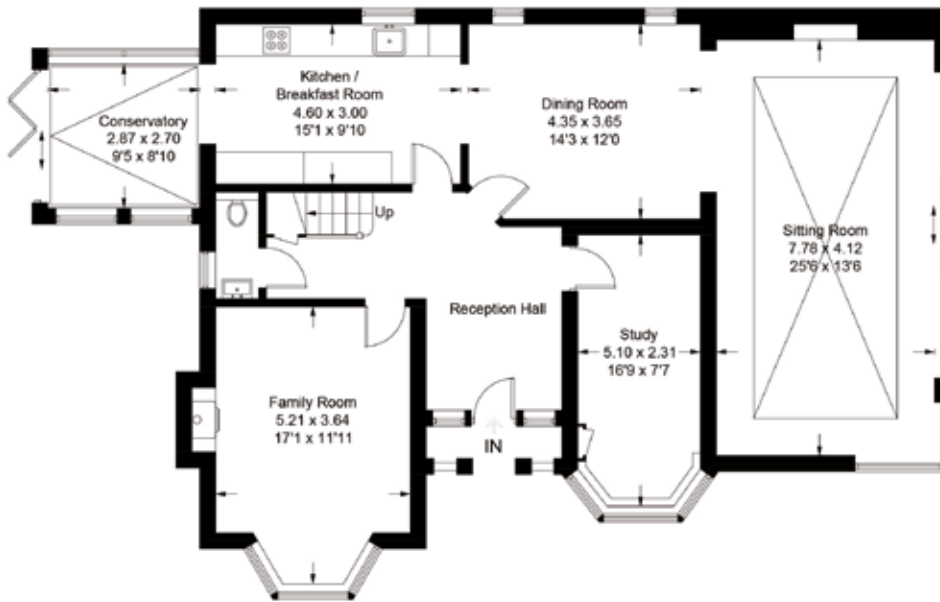


Approximate Gross Internal Area = 209.0 sq m / 2250 sq ft
 Outbuilding = 6.3 sq m / 68 sq ft
 Total = 224.8 sq m / 2420 sq ft

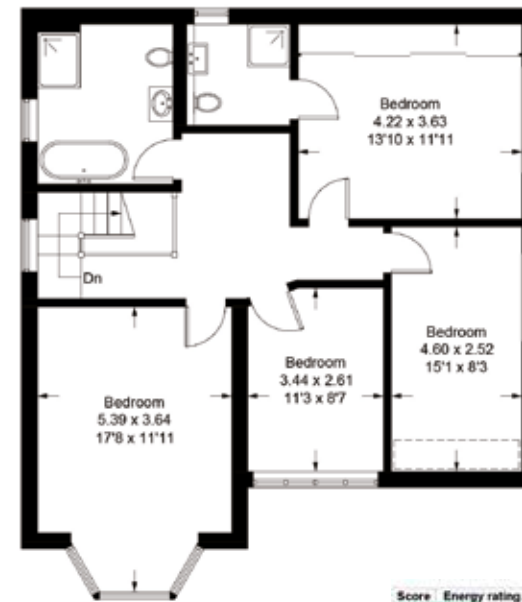


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID868352)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.06.2022.





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