



Vermont Road, Sutton, SM1  
EPC Rating: C  
Council Tax Band: D

FINE & COUNTRY

# Vermont Road, Sutton, SM1



# KEY FEATURES

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Fine and Country are pleased to introduce to the market this beautifully presented five bedroom, two bathroom family home located in a quiet Cul de sac in Sutton.

The property is set over three floors with good size rooms throughout, it also offers the potential to extend further if needed in future years (STPP). On the ground floor you are met by a welcoming entrance hallway leading to a separate lounge and a modern open plan kitchen diner, the ground floor is also complemented by a downstairs w.c.

The first floor has three bedrooms and a luxurious four piece bathroom and a staircase leading to the second floor which offers two further good sized bedrooms and a family shower room. Benefits include south facing garden, air conditioning in some rooms and period features.

The area is very popular with families due to its close proximity to local amenities, great transport links and wide selection of well regarded schools.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country.





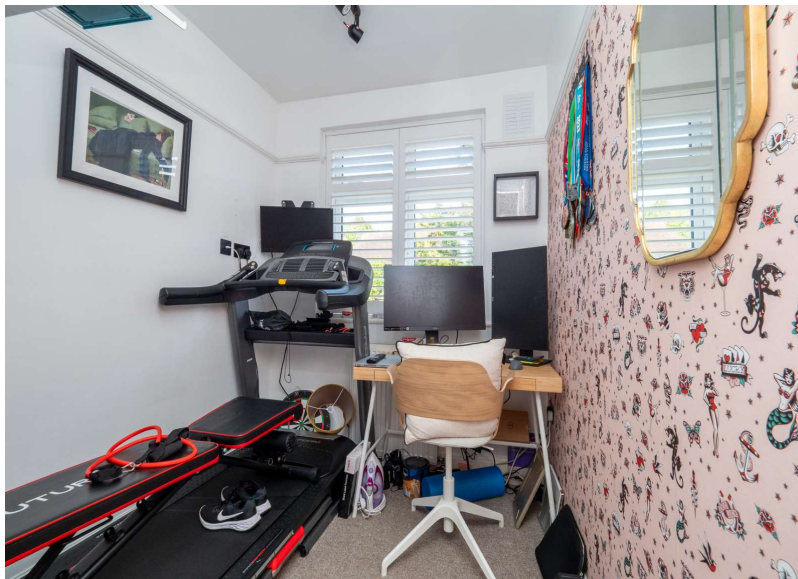




























# INFORMATION

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*EPC Rating: C*

Offers in excess of:  
£625,000

*Freehold*

# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well-trained, educated and courteous team of professionals,

*We value the little things that make a home*

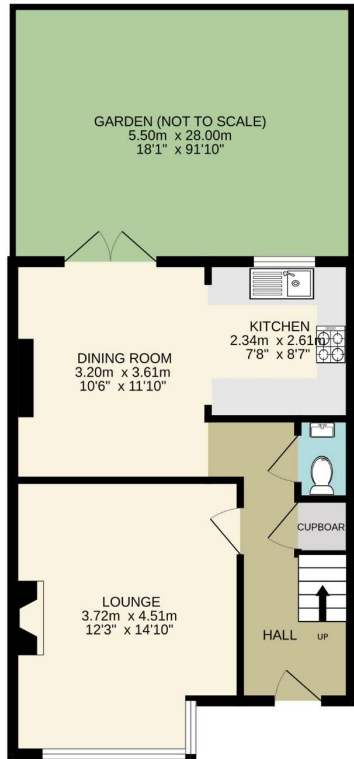
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28 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

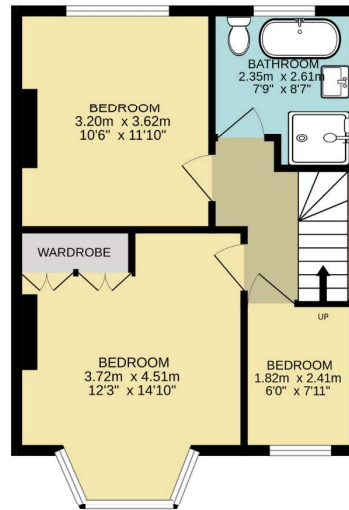
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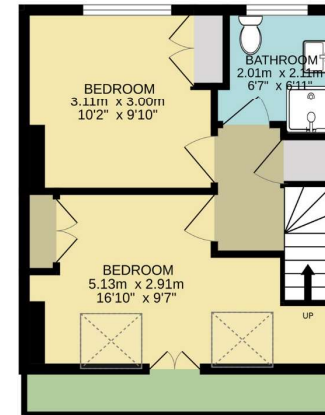
[www.fineandcountry.com](http://www.fineandcountry.com)



Ground floor  
41.9 sq.m. (451 sq.ft.) approx.



1st floor  
41.1 sq.m. (442 sq.ft.) approx.



2nd floor  
29.8 sq.m. (321 sq.ft.) approx.

TOTAL FLOOR AREA : 112.8 sq.m. (1214 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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

