

Kennedys'

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17, The Ridgway
Sutton
SM25JX

Set on one of Sutton's most established and exclusive residential roads, this three bedroom semi-detached home offers generous internal space, a wide plot and a setting that is rarely available. With Sutton Highfields Tennis & Pétanque Club moments away, the property combines character, privacy and a first class SM2 location.

Offers in Excess of
£820,000



3



2



2



4+



- Three-bedroom semi-detached house
- Large glazed entrance porch with coir matting
- Kitchen with central island and dedicated breakfast area
- Second bedroom with en-suite shower room

- Highly regarded and rarely available Ridgway location
- Substantial wood-panelled lounge / dining room with wood-burning fireplace
- Principal bedroom: dual aspect with built-in wardrobes
- Private driveway providing parking for three or more vehicles



PROPERTY DESCRIPTION

17 The Ridgway, Sutton, SM2 5JX

***“Open Day Saturday 7th February – viewing by appointment only.”

Quietly positioned on one of Sutton’s most desirable residential roads, this three-bedroom semi-detached home offers generous proportions, a wide plot and a setting that rarely becomes available. Sutton Highfields Tennis & Pétanque Club sits just moments away, reinforcing the exclusivity of the location.

The house is approached via a large glazed entrance porch with coir matting, leading into a practical and well considered layout. The ground floor includes a WC and a standout wood panelled lounge / dining room, a substantial space with real character, centred around a wood-burning stove and inglenook fireplace.

To the rear, the kitchen is arranged around a central island with a dedicated breakfast table area, providing a sociable space with views across the garden.

Upstairs, the accommodation is well balanced. The principal bedroom is dual aspect with built-in wardrobes. The second bedroom benefits from an en-suite shower room, while a family shower room serves the remaining bedrooms.







PROPERTY DESCRIPTION



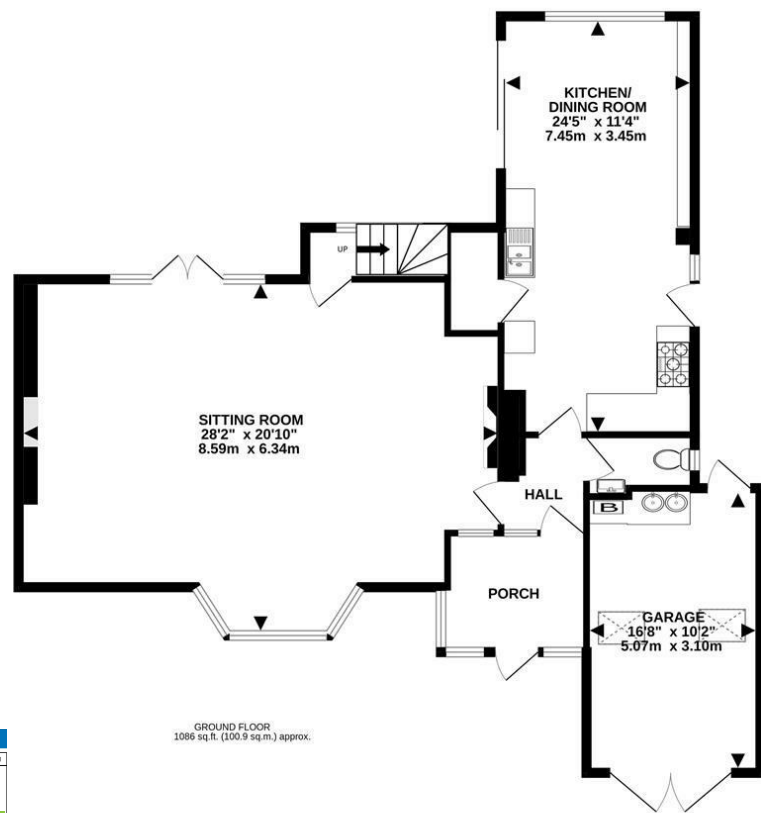
Outside, the property sits on an impressive plot. The rear garden extends to in excess of 100ft, mainly laid to lawn and bordered by mature trees, offering privacy and a strong sense of scale. A brick built garden building and glass greenhouse add further versatility.

A large garage with full plumbing to allow for a potential utility room together with an inspection pit, a rare and practical feature, as well as a private driveway which provides ample parking for four or more vehicles.

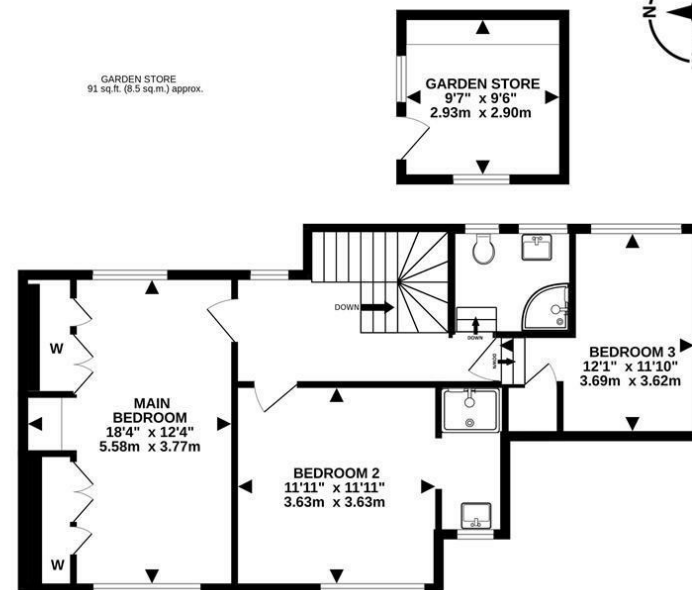
Homes on The Ridgway are tightly held. This is a well proportioned, characterful house in a first-class SM2 location

2





GROUND FLOOR
1086 sq. ft. (100.9 sq. m.) approx.



1ST FLOOR
661 sq. ft. (61.4 sq. m.) approx.

TOTAL FLOOR AREA : 1839 sq. ft. (170.8 sq. m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

17, The Ridgway

If you would like to arrange a viewing, please call Martin Buhagiar on 07795 460499

TENURE: Freehold

EPC RATING: D

COUNCIL: Sutton

TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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