



Stayton Road  
Sutton, SM1 2PS

Guide price £550,000



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GUIDE PRICE £550,000 - £575,000 This stunning house is a fantastic family home, set in a fabulous location, having been extended and sympathetically updated throughout during the current owners ownership.

Have you ever dreamed of living in a highly convenient road, on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a short distance into Sutton, with you having outstanding schooling in close proximity. Buses and multiple train stations (including Morden tube) provide quick links into the City, so you'll have a choice of how to get into town quickly. Despite all of this, sitting in your large south-westerly facing garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have friends over for a barbeque.

Within the home, you'll appreciate the abundance of features, space and charm, ideal for relaxing and entertaining alike, with everything being in a condition you can just move in and start to enjoy immediately. Inside, the layout of the ground floor currently offers a huge amount of versatility, with a gorgeous living/family room and a lovely modern kitchen/diner. This part of the house has been extended to be more generously proportioned than other properties of the same period, and you still have the opportunity to go the loft conversion route as some of the neighbors have in the future - subject to the relevant permissions.

Upstairs, there are 2 good-sized double bedrooms, making it a tough choice about which one to make your own, along with a sensible single room, perfect for one of the kids or even to set up a home office in. Finishing off this wonderful house internally is a high quality family bathroom serving all the rooms, however, due to the extension, there is now a brilliant utility & shower room on the ground floor serving this level. On the outside there is the bonus of a driveway providing off street parking to the front.







## GROUND FLOOR

Living/Family Room  
23'3 x 15'6 maximum (7.09m x 4.72m maximum)

Kitchen/Diner  
14'2 x 11'7 (4.32m x 3.53m)

Utility & Shower Room

## FIRST FLOOR

Landing

Bedroom  
12'6 x 9'10 maximum (3.81m x 3.00m maximum)

Bedroom  
11'7 x 9'3 (3.53m x 2.82m)

Bedroom  
6'7 x 5'5 (2.01m x 1.65m)

Family Bathroom  
7'2 x 5'10 (2.18m x 1.78m)



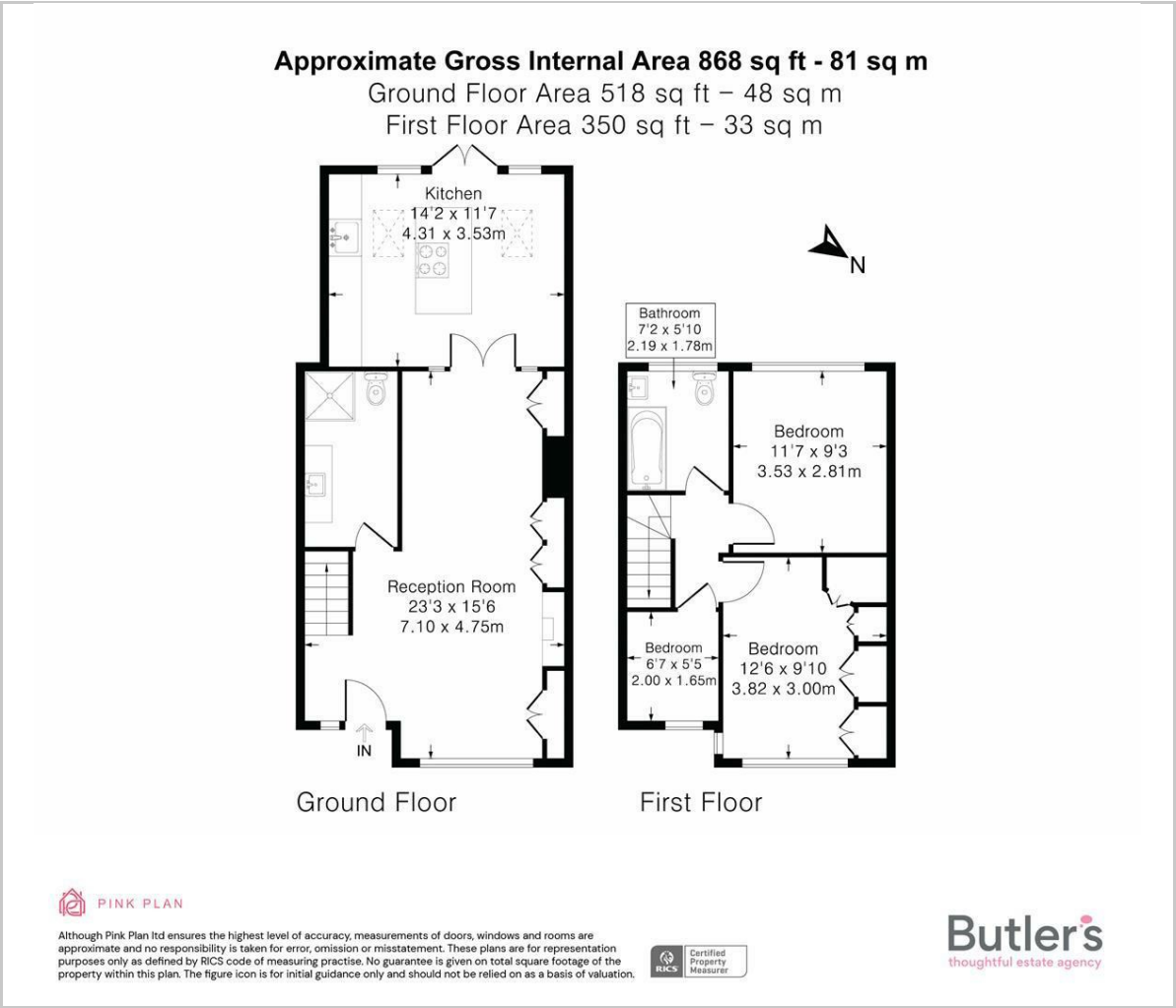
## OUTSIDE

Driveway

Rear Garden



Floor Plan

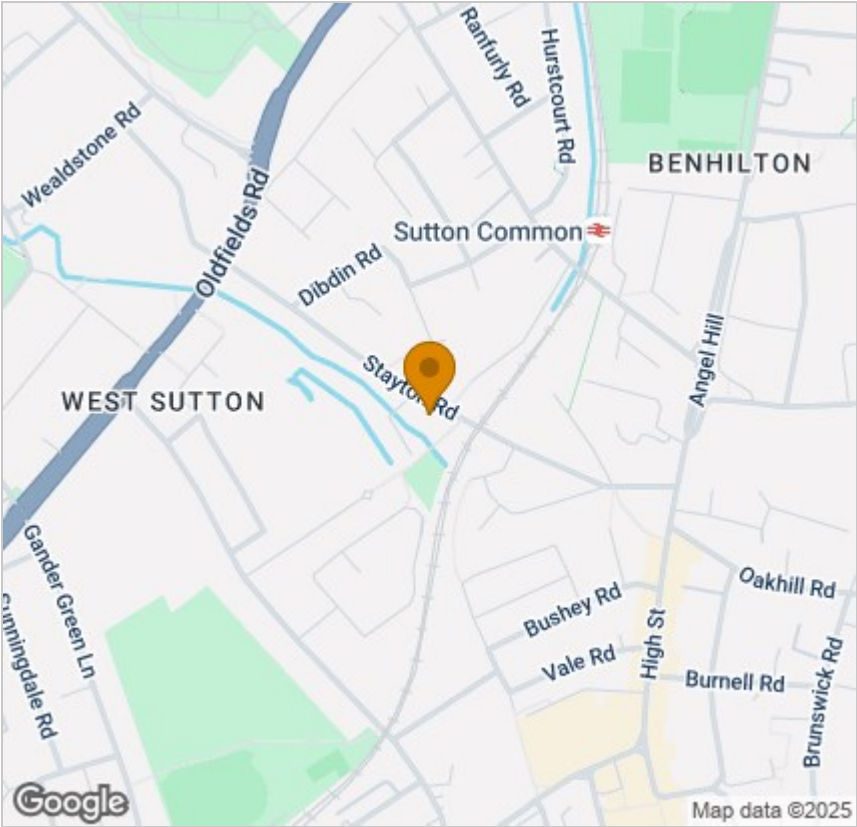


Viewing

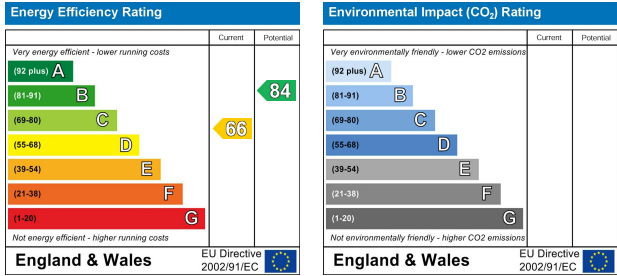
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Area Map



Energy Efficiency Graph



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