



Beauchamp Road
Sutton, SM1 2PY
Guide price £475,000

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Located in one of Sutton's most coveted & convenient roads, this handsome period home has so much to offer, both inside and out. Firstly, we have to talk location. Beauchamp Road will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Sutton mainline & West stations provides quick links into the City, so it will be sofa to London in well under an hour. Despite all of this, sitting on the patio overlooking your level, southerly-facing rear garden, you'd be forgiven for thinking you were on holiday - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home, you'll appreciate the size, along with the abundance of period features and charm - such as the high ceilings - with the current owners' fastidious nature meaning you can just pack your bags and move straight in. Work from home? The layout of the ground floor offers a huge amount of versatility, with a lovely light lounge and separate dining room. You can keep productive in your own personal space to give you that work/life balance, snuggle up on the sofa with loved ones or even hold those dinner parties in the kitchen/diner you've been dreaming of for some time now. If we're on the money with the latter, the generous, aforementioned kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills! Upstairs, this house continues to impress, as there are two true double bedrooms, including an wonderful master, with a landing leading to a family bathroom, which is sympathetically done and again incredibly spacious, which serves all of the rooms.



GROUND FLOOR

Hallway

Living Room
14'1 x 11'7 (4.29m x 3.53m)

Dining Room
16' x 14'8 (4.88m x 4.47m)

Kitchen
10'5 x 10'2 (3.18m x 3.10m)

FIRST FLOOR

Landing

Bedroom
14'8 x 11'5 (4.47m x 3.48m)

Bedroom
17'9 x 7'2 maximum (5.41m x 2.18m maximum)

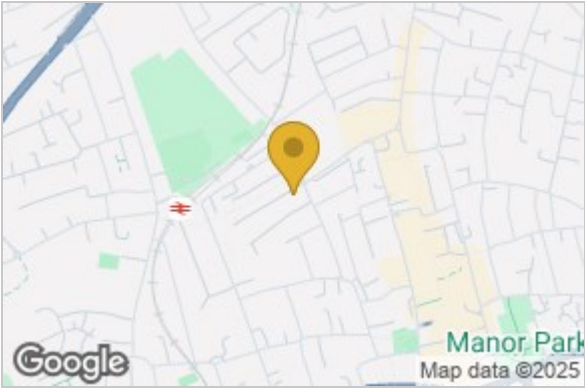
Bathroom
11'1 x 7'3 (3.38m x 2.21m)



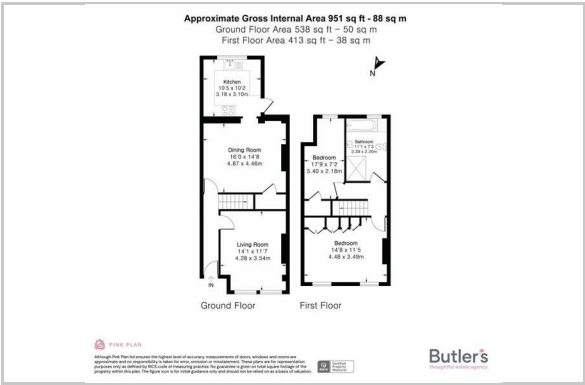
OUTSIDE

Rear Garden

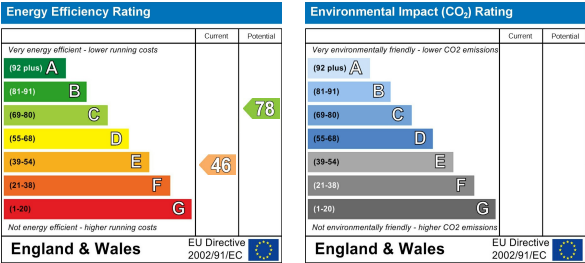
Area Map



Floor Plan



Energy Efficiency Graph



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