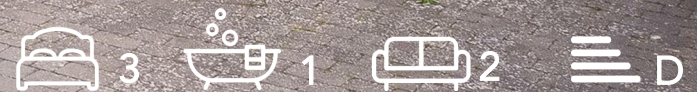




Danescourt Crescent  
Sutton, SM1 3EA  
Guide price £525,000





# Danescourt Crescent, Sutton, SM1 3EA

GUIDE PRICE £525,000 - £550,000 Nestled in an exceptionally convenient location in Sutton, this wonderful three-bedroom semi-detached home offers so much — generous space, excellent condition, and the ability to move straight in and start enjoying it immediately. Danescourt Crescent is a peaceful, non-cut-through road perfectly positioned close to excellent schools, open spaces and great transport links, making it an ideal choice for families. The high street is just a short stroll away, offering a variety of shops, cafés, and restaurants. For commuters, both Sutton Common and Sutton Mainline stations are nearby, providing quick connections into the City. Despite this superb convenience, the home offers a wonderful sense of tranquillity. Sitting on the patio overlooking your large, south-facing rear garden, you could easily forget you're so close to everything — it's the perfect spot for children to play, relax with a book, soak up the sun, or entertain friends. Inside, the versatile ground-floor layout features separate living and dining rooms, giving you the flexibility to create a dedicated workspace or host those dinner parties you've been dreaming of. The modern kitchen is beautifully designed with a breakfast bar and walk-in larder - ideal for busy family life or for anyone who loves to cook or entertain. Upstairs, there are three generous bedrooms with built in cupboards, all served by a bright family bathroom. An outhouse attached to the kitchen provides even more practicality, with a downstairs toilet, utility room, plenty of storage space, and direct garden access - perfect for bikes, buggies, or muddy boots without having to go through the house. The property also offers the scope to extend into the large loft (STPP) - as some neighbouring homes have done to create a fourth bedroom or additional living space, perfect for a growing family!



## GROUND FLOOR

Hallway

Living Room  
13' x 13' (3.96m x 3.96m)

Kitchen/Dinning Room  
20' x 9'11 (6.10m x 3.02m)

Lobby

Cloakroom  
5'5 x 2'9 (1.65m x 0.84m)

Storage Area

## FIRST FLOOR

Landing

Bedroom  
11'6 x 10'3 (3.51m x 3.12m)

Bedroom  
11'11 x 9'11 (3.63m x 3.02m)



Bedroom  
9'6 x 8' (2.90m x 2.44m)

Bathroom  
7'11 x 5'7 (2.41m x 1.70m)

OUTSIDE

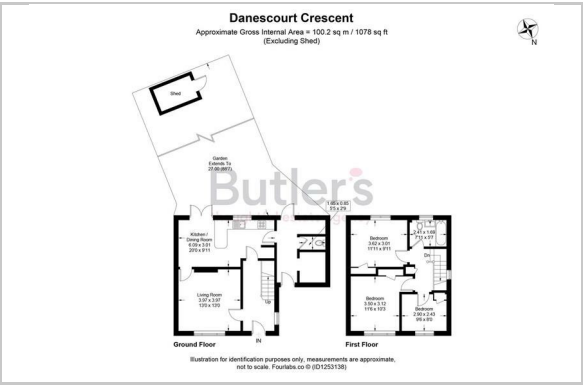
Driveway

Rear Garden

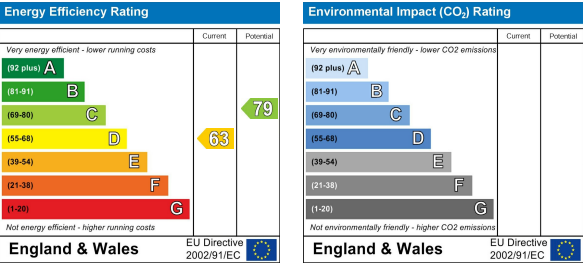
## Area Map



## Floor Plan



## Energy Efficiency Graph



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