



The Gallop, South Sutton, Surrey, SM2 5SA
Guide Price £1,450,000

A highly desirable extended 5 bedroom, 3 reception room Detached family home with 3 garden rooms/offices. Located in one of the most sought after roads in Sutton with schools including the well performing Harris Academy, Seaton House, Barrow Hedges and several well respected Grammar Schools. Direct links to several central London locations can be taken from Sutton Mainline station which is within reasonable walking distance.



***3 Reception Rooms, Stunning 30' Kitchen/Dining Room & 14' Utility room *5 Bedrooms & Family Bathroom & En-suite Shower Room**

***Large well maintained rear garden with 3 Home offices/Workshops *Double integral garage & Large Driveway for off road parking**

Storm porch

Front door leading to:

Entrance Hall

Doors leading to:

Living Room - 14' 9" x 13' 11" (4.49m x 4.24m)

Front aspect, bay window, feature fireplace

Family Room - 14' 9" x 7' 7" (4.49m x 2.31m)

Front aspect

Ground floor WC

Kitchen/Dining Room - 30' 2" x 19' 0" (9.19m x 5.79m)

Rear aspect, Storage cupboards, leading through to snug and utility room, bi fold doors out to rear garden

Snug - 12' 2" x 12' 0" (3.71m x 3.65m)

Leading from Kitchen/Dining Room

Utility Room - 14' 9" x 10' 10" (4.49m x 3.30m)

Rear aspect, door out to rear garden. Access from Kitchen/Dining room, internal door into double garage



Stairs to first floor landing

Storage cupboards. Doors to:

Bedroom 1 - 15' 3" x 13' 9" (4.64m x 4.19m)

Front aspect, bay window, built in wardrobe cupboard

Bedroom 2 - 15' 1" x 8' 2" (4.59m x 2.49m)

Front aspect, bay window

Bedroom 3 - 12' 2" x 12' 2" (3.71m x 3.71m)

Rear aspect, fitted wardrobe cupboards

Bedroom 4 - 12' 0" x 10' 0" (3.65m x 3.05m)

Rear aspect, fitted wardrobe cupboard, door to En-suite shower room

En-Suite shower room - 8' 2" x 6' 5" (2.49m x 1.95m)

Rear aspect leading from bedroom 4

Bedroom 5 - 8' 10" x 8' 0" (2.69m x 2.44m)

Front aspect

Family Bathroom - 9' 4" x 8' 8" (2.84m x 2.64m)

Rear aspect

Outside

Large Rear Garden

With 3 Home Office/Workshops

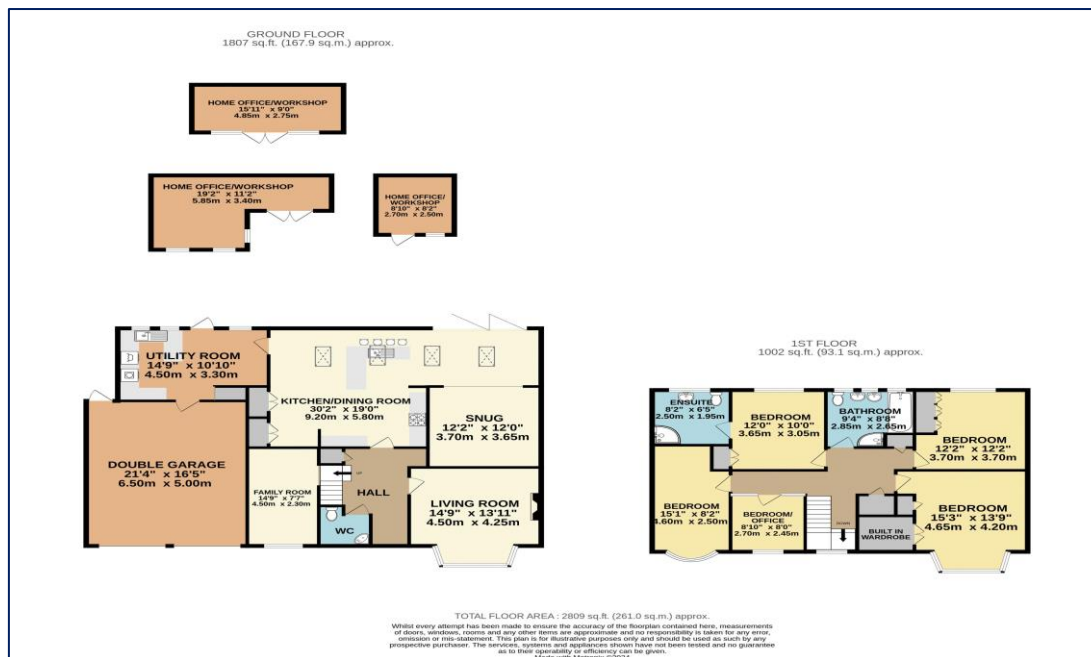
3 Home Office/Workshops

Integral Double Garage - 21' 4" x 16' 5" (6.50m x 5.00m)

Front access & rear access into garden and internal access from utility room

Large Driveway for Off Street Parking to front





Council Tax - G Local Authority: London Borough of Sutton Tenure - Freehold



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Carshalton
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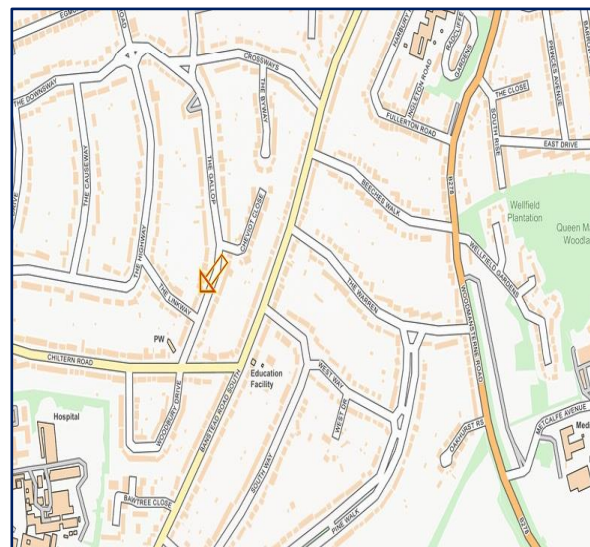


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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