



**41 Upland Road, South Sutton, Surrey, SM2 5HW**  
**Guide Price £895,000**

**A beautifully presented four bedroom detached property with 120ft x 110ft L shaped garden and extensive living accommodation including adjoining lounge and dining room, study, downstairs shower/utility room, en-suite and family bathrooms. The property is situated in a premier South Sutton location close to local schools, shops and transport links.**



**\*Four Bedrooms \*Downstairs Shower Room  
\*Large Driveway \*19ft Kitchen/ Breakfast Room**

**Double Glazed Door to -**

**Entrance Hall -**

Radiator, laminate flooring.

**Lounge - 16' 4" x 13' 8" (4.97m x 4.16m)**

Double glazed windows, feature open fireplace, radiators, wood flooring, double doors to:

**Dining Room - 17' 3" x 13' 10" (5.25m x 4.21m)**

Double glazed patio doors to rear garden, fitted bookshelf, radiator, wood panelled flooring.

**Kitchen/Breakfast Room - 19' 3" x 13' 5" (5.86m x 4.09m)**

Sink unit with cupboards below, work surface with cupboards and drawers below, matching eye level cupboards, space for cooker, plumbing, integrated fridge and freezer, built in larder cupboard, double glazed windows, door to rear garden.

**Study - 14' 3" x 10' 2" (4.34m x 3.10m)**

Dual aspect double glazed windows, radiator.

**Downstairs Shower Room -**

Fully tiled shower cubicle, wash hand basin, low level WC, double glazed window, plumbing for washing machine, chrome towel radiator.



**Stairs to First Floor Landing -**

Double glazed window to side, airing cupboard housing hot water tank, and access to loft space.

**Bedroom 1 - 16' 0" x 14' 8" (4.87m x 4.47m)**

Double glazed windows, fitted wardrobe cupboards, radiator, door to:

**En-suite Shower Room -**

Fully tiled shower cubicle, wash hand basin, low level WC, double glazed window, chrome towel radiator.

**Bedroom 2 - 12' 8" x 12' 2" (3.86m x 3.71m)**

Double glazed windows, radiator, wood panelled flooring.

**Bedroom 3 - 10' 11" x 9' 2" (3.32m x 2.79m)**

Double glazed windows, radiator, built in wardrobe cupboard, wood panelled flooring.

**Bedroom 4 - 8' 8" x 7' 7" (2.64m x 2.31m)**

Double glazed windows, radiator, wood panelled flooring.

**Modern Bathroom -**

Panel enclosed bath, wash hand basin, low level WC, fully tiled shower cubicle, double glazed windows, chrome towel radiator.

**Outside -**

Superb L shaped rear garden extending to approximately 120ft x 110ft, paved patio area, large lawn with mature trees and shrubs, flower borders and beds, garden shed, (part of garden previously used as a tennis court), side access.

Attached garage, with power and light.

Large graveled driveway.





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

**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**

**020 8642 5468**

**cromwells@btconnect.com**

**[www.cromwells.uk.com](http://www.cromwells.uk.com)**

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**Ground Floor**



**First Floor**



## Energy Efficiency Rating

