



Surrey Grove, Sutton SM1 3PW

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## Surrey Grove Sutton SM1 3PW

*NO CHAIN 3 bed semi-detached family home with a south facing garden backing onto Royston Park. Close to sought after schools with the potential to extend (STPP), this is a fantastic opportunity to purchase a well cared for home in the same ownership for over 60 years.*

3 Bedroom Semi-Detached Property

South Facing Garden

Garage and Driveway Parking

Through Lounge/Dining Room

Kitchen and Utility Room

Quiet Residential Road

Catchment For Popular Schools

No Chain

Fitted Family Bathroom

EPC Rating: D







The lounge/dining room has French doors leading to the patio and garden. The small kitchen is complimented by a utility/lean to with plumbing for a washing machine and space for further appliances.

Upstairs are two double bedrooms and a single bedroom plus a family bathroom.

The south facing rear garden is mainly laid to lawn with mature hedges and planted borders with views across Royston Park.

The driveway is accessed via wrought iron gates and the garage has an electric up and over door plus access to the utility room and further, to the rear garden.

Surrey Grove is a popular residential road close to amenities and excellent schools including Greenshaw High School.

NB: Under the Estate Agents Act 1979 (the law), V&H Homes Estate Agents declares a personal interest in the marketing of this property.





## Surrey Grove, Sutton, SM1

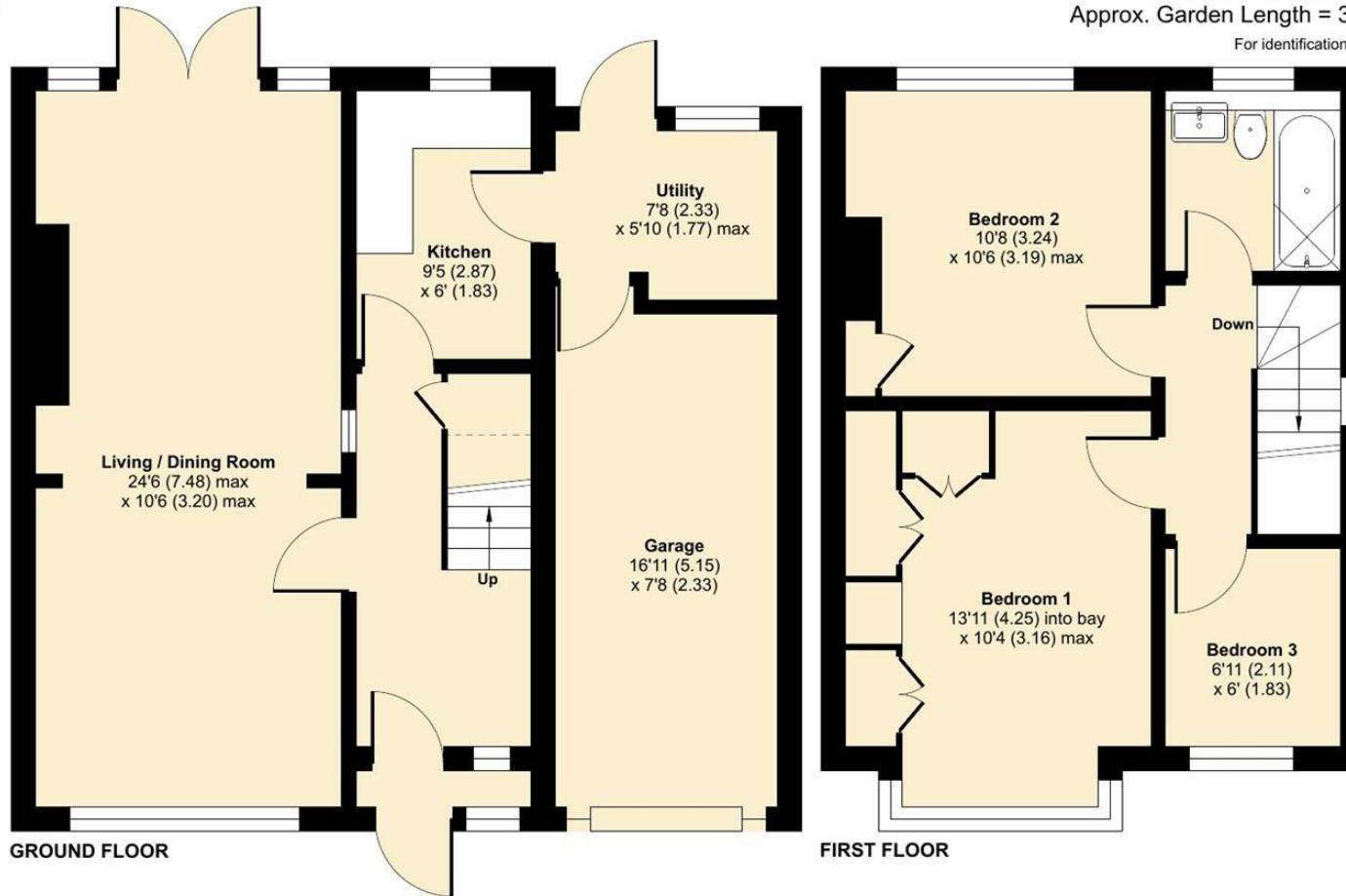
Approximate Area = 858 sq ft / 79.7 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 990 sq ft / 91.9 sq m

Approx. Garden Length = 31.8 (Meters)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for V&H Homes. REF: 1220511



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