

# mi-move

— MOVING MADE EASY



Connaught Road, Sutton SM1

£515,000



This charming 1930s semi-detached house presents an excellent opportunity for those seeking a bright and sunny family home. With three bedrooms, including two double rooms complete with fitted wardrobes, this property is ideal for families.

The house boasts two reception rooms, perfect for entertaining guests or enjoying quiet family evenings, along with a good-sized family bathroom. There is off-street parking for two to three cars via the drive and carport.

Situated on a tranquil residential road, this property benefits from its proximity to a variety of amenities, including schools, shops, and transport facilities. Furthermore, the home offers potential for future expansion, allowing you to tailor the space to your specific needs and growing family.

This delightful house is not just a place to live; it is a canvas for your family's future and a wonderful opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this lovely home your own.



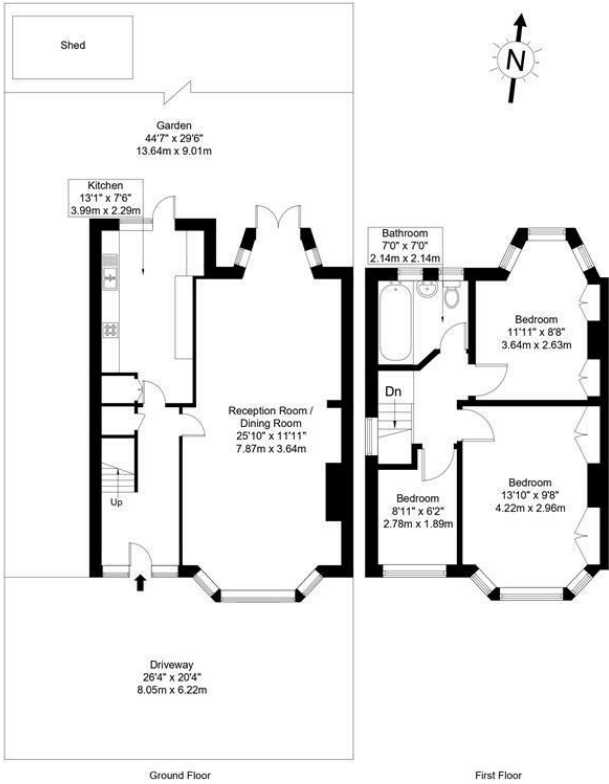






Connaught Road, SM1 3PQ

Approx Gross Internal Area = 81.5 sq m / 877 sq ft





Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



Mi-Move Limited, 6 Sutton Plaza, Sutton Court Road, Sutton, Surrey SM1 4FS  
**Phone:** 020 3538 0558 **Email:** info@mi-move.com **Web:** www.mi-move.com  
**Registered in England No:** 07979632 **VAT No:** 132 0989 20

