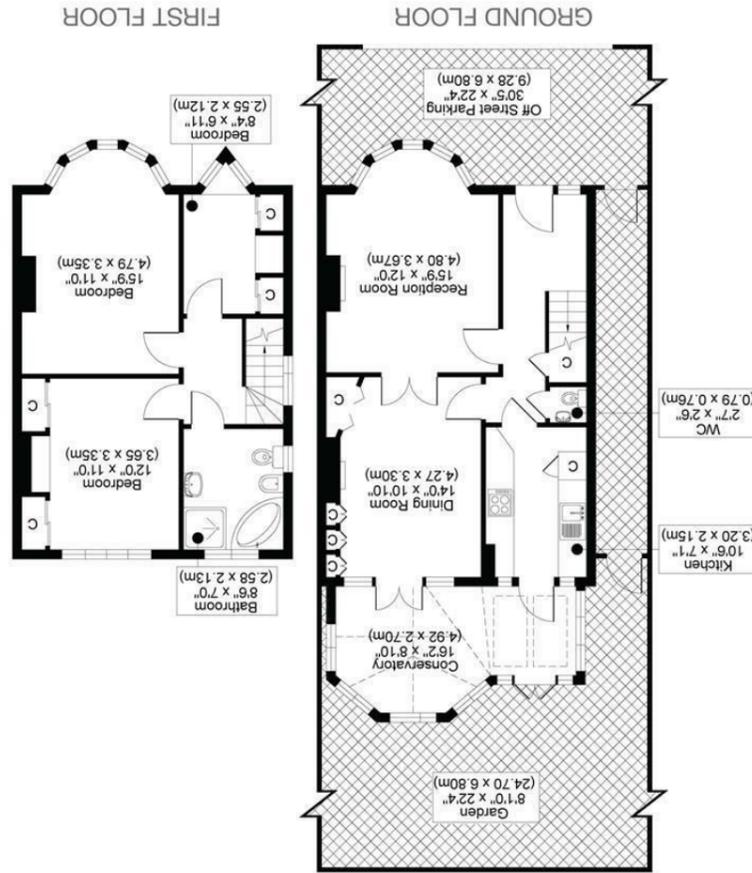




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



RINGSTEAD ROAD, SM1
TOTAL APPROX FLOOR PLAN AREA 1121 SQ.FT (104 SQ.M)



SILVERMAN
BLACK
PROPERTY SPECIALISTS





4 Ringstead Road

Sutton, SM1 4SE

Offers Over £600,000

Silverman Black is delighted to offer this spacious and well presented three bedroom semi detached house located in a favoured residential street within walking distance of Sutton town centre and BR station. Likely to have been built in the early 1930's, the architectural styling of the house is more Edwardian with larger, squarer rooms, high ceilings, large bow windows and two exquisite character fireplaces. The ground floor accommodation comprises a welcoming entrance hall with a small WC under the stairs, two generous separate reception rooms, a sizable kitchen and conservatory across the full with of the rear elevation, whilst upstairs there are two large double bedrooms, a single room and a full family bathroom with both a corner bath and a separate shower cubicle. Externally, the property has ample parking for two cars at the front, whilst to the rear there is a well-stocked, mature garden which extends 25 m and incorporates a workshop and a shed. The property does offer some further potential for extension, both to the rear and into the loft void - subject to acquisition of suitable planning consent. Sutton town centre is about 15 minutes walk (0.6 miles) away, with the main BR hub about 17 minutes away - giving access to both London Bridge (32 mins) and Victoria (30 mins). Viewing is highly recommended.



- A beautifully presented three bedroom semi detached house on a popular residential street only 0.8 miles from Sutton BR station
- Expansive accommodation which incorporates separate reception rooms, a full-width rear conservatory, a down stairs WC and a sizable kitchen on the ground floor with three generous bedrooms (two doubles & one single) and a four-piece family bathroom
- Private off street parking for two vehicles at the front and a mature 25 m rear garden with a workshop & shed
- Some lovely Edwardian features including high ceilings, stained glass, fireplaces and a oriel window to the front
- Mainly double glazed, gas/radiator heating, potential for further extension STPP
- EPC rating: D
- Sutton Town Centre 0.6 miles; Sutton BR station (0.8 miles) giving access to London Victoria (30 mins) and London Bridge (32 mins)
- Viewing highly recommended

