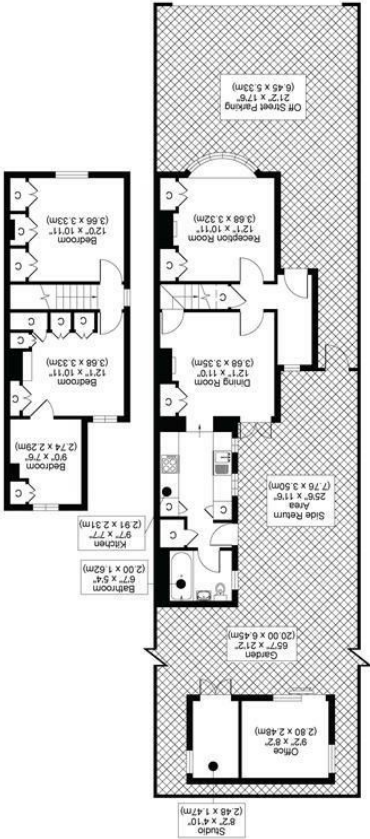




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

GROUND FLOOR FIRST FLOOR



SUTTON GROVE, SM1
TOTAL APPROX FLOOR PLAN AREA INCLUDING OFFICE/STUDIO 982 SQ.FT (91 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OFFICE/STUDIO 866 SQ.FT (80 SQ.M)



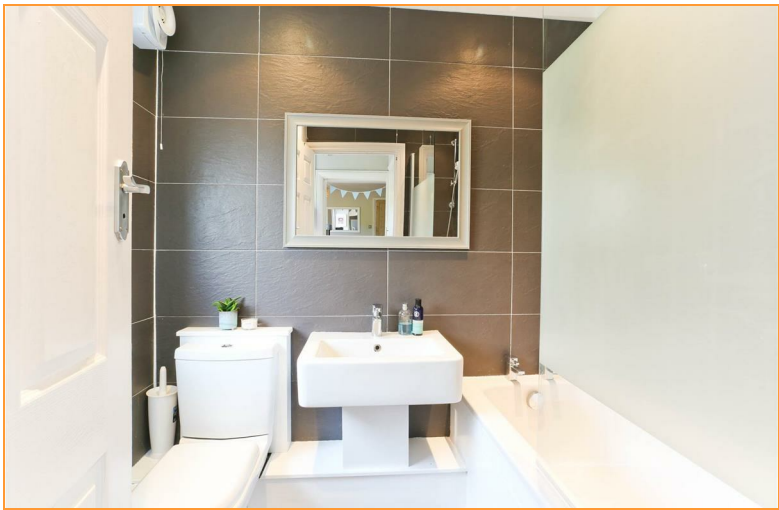


34 Sutton Grove

Sutton, SM1 4LR

£490,000

Silverman Black is delighted to offer absolutely the sweetest and most charming Victorian cottage to have been marketed this year! Ideally positioned in a sought after residential street only about 15 minutes walk (0.8 miles) from the shops restaurants and transport facilities of Central Sutton, this beautifully presented "period piece" has it all - excellent living accommodation, masses of period features and a newly constructed Home Office/Studio at the end of the garden!! The accommodation comprises a side entrance hall, separate spacious reception rooms, both featuring wonderful original fireplaces, a refitted galley style kitchen and a beautiful bathroom on the ground floor, with three bedrooms on the first floor - although beds 2 & 3 are interconnecting! Externally there is off street parking for at least one car, and a sunny 50 ft rear garden with a newly constructed home office/studio at the back - perfect in the current environment of "home working". For all of this though, it's always the "little touches that makes a house into a home" - and this house has so many! The owners have invested in double glazed "sash" windows throughout the house but retained a beautiful Georgian style "bow window" in the lounge, fitted plantation shutters and authentic dwarf cupboards and hardwood floors, refitted the entire bathroom & completely redecorated to a high standard - to name just a few! A stunning Victorian "gem" - which has to be experienced to be appreciated - so we strongly recommend booking a viewing today!



- Absolutely the sweetest and most charming Victorian cottage that has been marketed this year!
- Ideally located only about 15 minutes walk from Central Sutton & the mainline BR station
- Accommodation comprising separate reception rooms, refitted kitchen and luxury bathroom suites, three good size bedrooms & ample room for further extension STPP
- Newly constructed Home Office/Studio/Gym/Den at the end of the garden
- Some beautiful period features including original fireplaces, an amazing Georgian style bow window, plantation style shutters, dwarf cupboards and hardwood floors
- "Mod Cons" including gas/radiator heating, recently installed double glazed "sash" windows.
- EPC rating: E (46/79)
- An absolute "gem" which you won't want to miss - so book a viewing today

