



**ST. JAMES ROAD, SUTTON, SM1**

**£950,000 FREEHOLD**

**AN INCREDIBLY SPACIOUS SIX BEDROOM FAMILY HOME  
FEATURING 2700 SQ FT APPROX. OF ACCOMMODATION  
AND BEAUTIFUL PERIOD FEATURES**

**Winkworth**

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## AT A GLANCE

- Semi-Detached - circa 2700 Sq Ft
- Period Features
- 6 Double Bedrooms
- Living Room
- Drawing Room
- Open-Plan Kitchen/Breakfast/Dining Room
- Downstairs Cloakroom/WC
- Family Bathroom Plus Two En-Suite Bathrooms
- Rear Garden Approx. 50ft
- Off Street Parking
- Council Tax Band F
- EPC Rating D

## DESCRIPTION

This impressive period property, located within easy reach of Sutton town centre and train station, is set over three floors and provides approximately 2700 sq ft of accommodation, featuring six bedrooms, three bathrooms and extremely spacious living and entertaining space.

The property is very well presented and combines character features with contemporary fittings and styling throughout. Some of the gorgeous features include high ceilings, square bay windows, feature fireplaces, ceiling roses and coving.

The accommodation on the ground floor comprises a large reception hall reached via a useful entrance porch, a front aspect living room featuring large windows, a beautiful fireplace and plantation shutters, a further reception room featuring French windows and a log burner, and a spacious kitchen and dining room which has been extended by the current owners to create a wonderful open plan family entertaining space with a utility area and cloakroom/WC.

On the first floor, there are four well-proportioned double bedrooms, an en-suite shower room including a free-standing bath and a modern family bathroom. To the second floor, there are two further double bedrooms and a shower room plus plenty of eaves storage.

Externally, the rear garden is of a manageable size with lots of mature planting surrounding the lawn and features two patio areas, one of which includes a pizza oven/BBQ providing the ideal space for socialising and outdoor dining with friends and family. To the front of the property, there is a block paved driveway set behind wrought iron railings, providing off street parking and allowing access to the garden via the side gate.



## ACCOMMODATION

### Entrance Hall

**Living Room** - 21' x 15'5" max (6.4m x 4.7m max)

**Drawing Room** - 17'3" x 13'10" max (5.26m x 4.22m max)

**Kitchen/Breakfast Room** - 17'8" x 17'2" max (5.38m x 5.23m max)

### Downstairs WC

**Bedroom** - 14'4" x 12'7" max (4.37m x 3.84m max)

**En-Suite Bathroom** - 12'3" x 6'4" max (3.73m x 1.93m max)

**Bedroom** - 14'10" x 9'7" max (4.52m x 2.92m max)

**Bedroom** - 15' x 10' max (4.57m x 3.05m max)

**Bedroom** - 12'2" x 11'7" max (3.7m x 3.53m max)

**Family Bathroom** - 8'6" x 7'6" max (2.6m x 2.29m max)

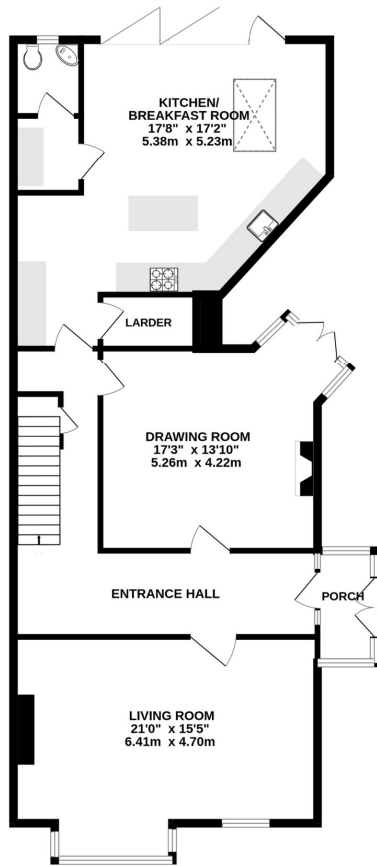
**Bedroom** - 16' x 14'8" max (4.88m x 4.47m max)

**Bedroom/Study** - 17' x 9' max (5.18m x 2.74m max)

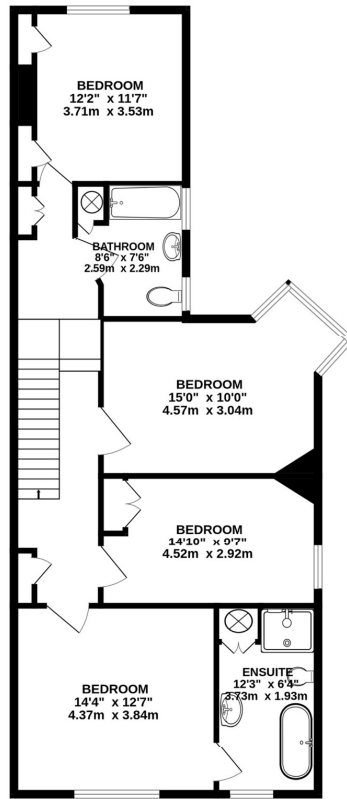
### Bathroom

**Garden** - Approx. 50ft

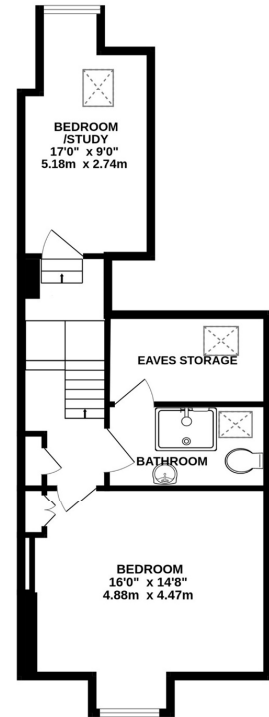
**Off Street Parking on Drive**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

St James Road, Sutton SM1 2 TJ  
 INTERNAL FLOOR AREA (APPROX.) 2700 sq ft/ 250.8 sq m

Garden extends to 50' (15.24m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

