



CHRISTIES
THE SALES TEAM AT CENTRO

SUTTON



A delightful and spacious link-detached 3 storey 5 bedroom family home, conveniently situated for Sutton mainline station, town centre and schools such as Robin Hood, Homefield and Sutton High. It also offers off-street parking, garage, and a manageable rear garden - viewing highly recommended.

60, NORMAN ROAD, SUTTON, SM1 2TA GUIDE PRICE £675,000



Front aspect reception room with large bay window and wood effect laminate flooring

Kitchen/dining room comprising kitchen with integrated double electric oven, gas hob with extractor hood, integrated fridge/freezer, integrated dish washer, high and low level storage, breakfast bar with storage, door to small conservatory, wood effect laminate flooring, and part ceramic tiled walls



Dining room with wood effect laminate flooring and patio doors leading to garden

Rear aspect utility room with door to garden

First floor leading to four bedrooms and study, with wood effect laminate flooring and vinyl flooring

Family bathroom incorporating ceramic tiled panelled bath, corner shower cubicle, pedestal wash hand basin, low level WC, bidet, heated towel rail, ceramic tiled walls and floor



Second floor with bedroom 5 and shower room

To the front of the property is a front garden with off-street parking

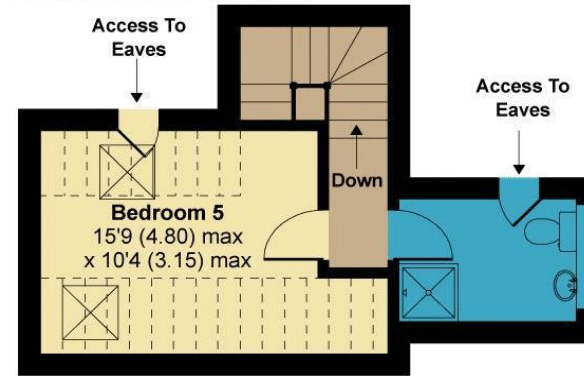
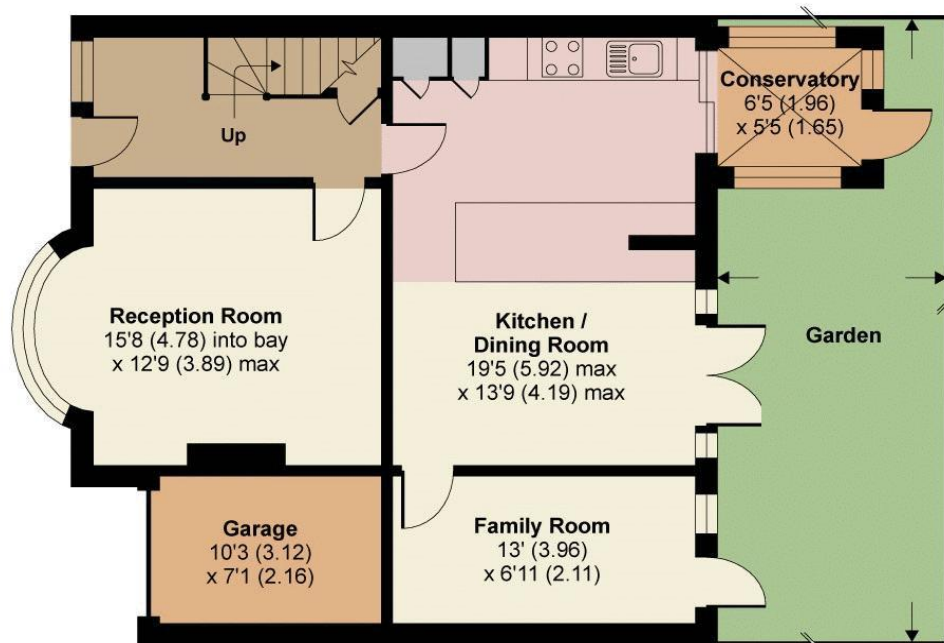
The rear garden extends to approximately 45' and offers patio and lawned areas with flower borders



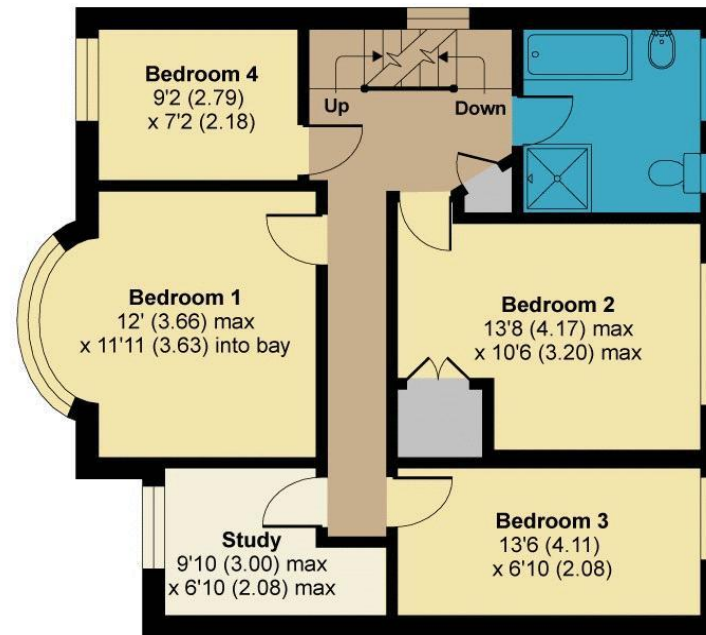
Norman Road, Sutton, SM1

APPROX. GROSS INTERNAL FLOOR AREA 1654 SQ FT 153.6 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & SHEDS & INCLUDES GARAGE)

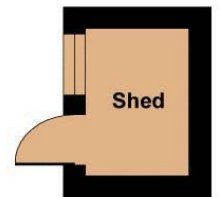
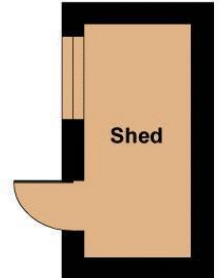
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM - 15' 8" x 12' 9" (4.77m x 3.88m)

KITCHEN/DINING ROOM - 19' 5" x 13' 9" (5.91m x 4.19m)

CONSERVATORY - 6' 5" x 5' 5" (1.95m x 1.65m)

FAMILY ROOM - 13' 0" x 6' 11" (3.96m x 2.11m)

FIRST FLOOR

BEDROOM 1 - 12' 0" x 11' 11" (3.65m x 3.63m)

BEDROOM 2 - 13' 8" x 10' 6" (4.16m x 3.20m)

BEDROOM 3 - 13' 6" x 6' 10" (4.11m x 2.08m)

BEDROOM 4 - 9' 2" x 7' 2" (2.79m x 2.18m)

STUDY - 9' 10" x 6' 10" (2.99m x 2.08m)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM 5 - 15' 9" x 10' 4" (4.80m x 3.15m)

SHOWER ROOM

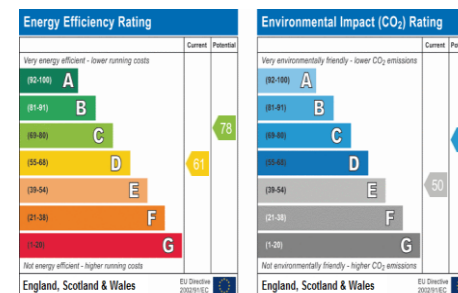
OUTSIDE

FRONT GARDEN

DRIVEWAY WITH OFF-STREET PARKING

GARAGE - 10' 3" x 7' 1" (3.12m x 2.16m)

REAR GARDEN - 45' Approx. (13.71m Approx.)



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