



Great potential in a desirable location – Planning Permission Granted

exclusive to

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Sutton SM2

Sutton Station 0.8 mile
London by rail 25 minutes from Sutton
M25 (Junction 8) 5 miles
All times and distances are approximate

Set on the edge of Sutton in a naturally secluded location, this detached bungalow offers great potential for an incoming owner to create a space that suits their requirements. With plenty of parking, a wealth of storage and a short walk to the High Street, this property has broad appeal. An internal viewing is recommended.

- | Porch
- | Entrance Hall
- | Sitting - Dining Room
- | Kitchen
- | Sunroom
- | 2 Bedrooms
- | 1 Bathroom
- | Cloakroom
- | Garage

Offers In Excess Of **£875,000**





This two-bedroom detached bungalow is presented to the market for an incoming owner to renovate the property to their own taste with planning permission in place. The sitting - dining room is spacious with multiple aspects to the wrap-around garden and could be opened up to the kitchen to create a further open-plan space. The two bedrooms are both well-proportioned. The garage is supplemented by the driveway with parking for multiple cars.

Situated in this quiet location within walking distance to the High Street with shopping, a selection of restaurants and other local amenities. Sutton has an excellent choice of local schooling with both private and state schools easily accessible. Bus services from the High Street are available to neighbouring towns including Banstead, Epsom and Reigate. The A217 provides an arterial route to the M25 at Junction 8 (Reigate Hill).

Centre location | Less than half of a mile to the High Street | Naturally secluded wrap-around gardens | Plot approaching 0.25 acre | Plenty of storage | Garage | No onward chain | Planning permission granted



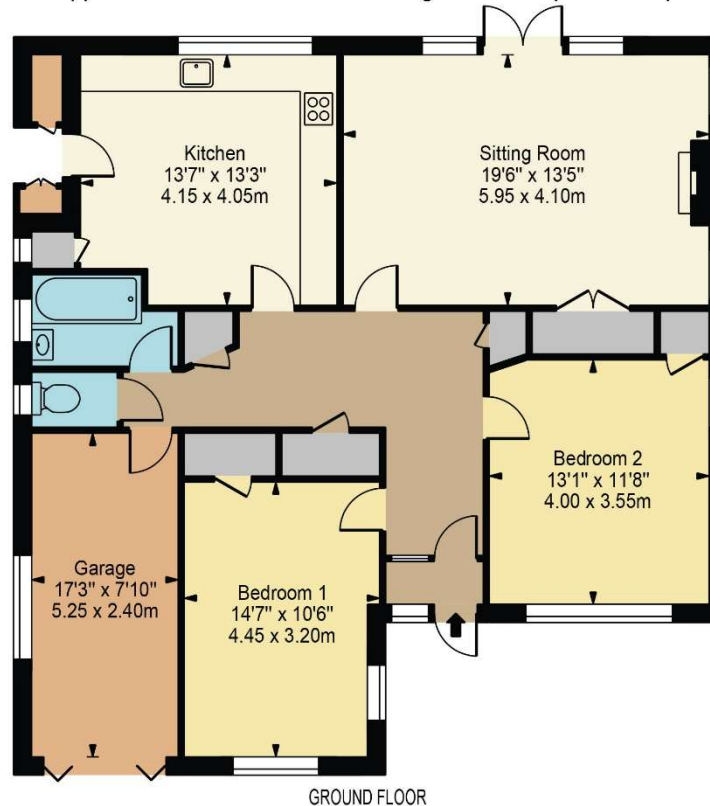
TOTAL FLOOR AREA

1,198 SQ FT / 111 SQ M

Chalgrove Road

Approx. Total Internal Area = 111.33 sq m / 1198 sq ft
(Including Garage)

Approx. Gross Internal Area Of Garage = 12.60 sq m / 136 sq ft



GROUND FLOOR

For Illustration Purposes Only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Tenure: Freehold
Local Authority: Sutton Borough Council
Council Tax Band: E
All mains services
FFTC Broadband Available
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

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