



www.centro-pic.uk | Telephone 020 8401 5000  
 www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

RICS

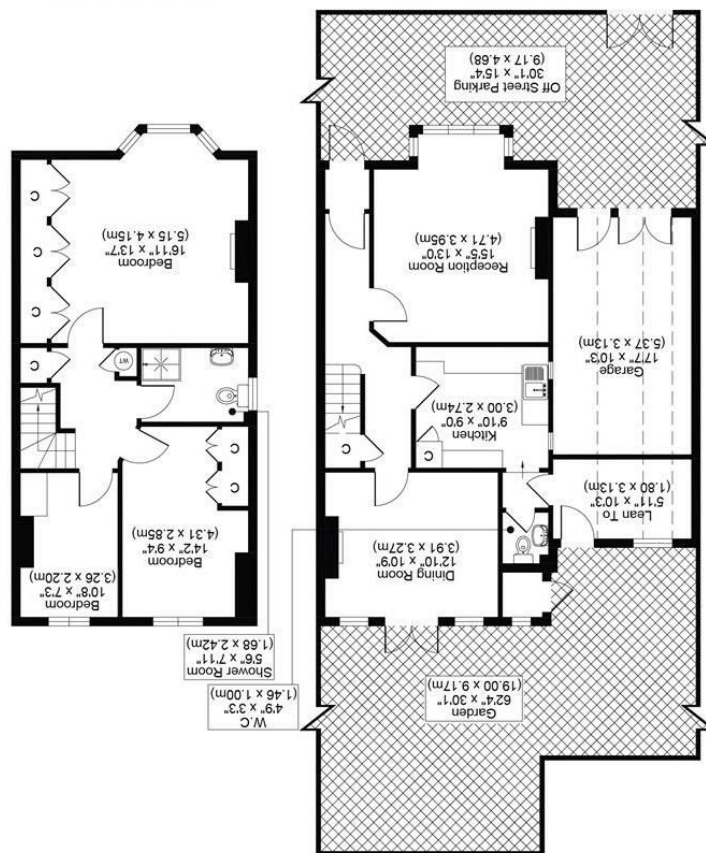
The Property Ombudsman

# CHRISTIES

optima MEDIA optimedia.co.uk

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.

FIRST FLOOR GROUND FLOOR



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1402 SQ.FT (130 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1216 SQ.FT (113 SQ.M)

NORMAN ROAD, SM1



# CHRISTIES





**\*\*NO CHAIN\*\* GUIDE PRICE £650,000 - £700,000 \*\***

LOCATED JUST 0.2 MILES FROM WEST SUTTON STATION THIS SEMI-DETACHED THREE-BEDROOM EDWARDIAN HOME OFFERS FANTASTIC ACCOMMODATION ACCOMPANIED WITH THE CHARM AND CHARACTER OFTEN EXPERIENCED IN HOMES OF THE EDWARDIAN ERA.

ON THE GROUND FLOOR YOU ARE PRESENTED WITH A LARGE FORMAL RECEPTION ROOM WITH A BAY WINDOW AND FIREPLACE, DINING ROOM AND SEPARATE KITCHEN INCLUDING A DOWNSTAIRS W/C. HEADING UPSTAIRS YOU WILL FIND 3 BEDROOMS AND A FAMILY BATHROOM.

THE PROPERTY ALSO BENEFITS FROM OFF STREET PARKING, A GARAGE WITH FURTHER STORAGE AND POTENTIAL TO EXTEND INTO THE LARGE LOFT SPACE AND DOUBLE STORY SIDE EXTENSION SUBJECT TO THE CORRECT PLANNING AND BUILDING REGULATIONS. THROUGHOUT THE PROPERTY WILL FIND HIGH CEILINGS WHICH REALLY ADD TO THE LIGHT AND AIRY FEEL.

WEST SUTTON STATION OFFERS BOTH SOUTHERN & THAMESLINK SERVICES MAKING IT PERFECT FOR COMMUTERS. LESS THAN A MILE FROM THE PROPERTY IS SUTTON TOWN CENTRE OFFERING A WHOLE HOST OF SHOPS, RESTAURANTS, ENTERTAINMENT & LEISURE FACILITIES. SCHOOLS IN THE AREA CONSIST OF CHEAM HIGH SCHOOL, SUTTON GRAMMAR SCHOOL, SUTTON HIGH SCHOOL & ROBIN HOOD INFANTS & JUNIOR SCHOOLS TO NAME JUST A FEW.

- CHAIN FREE
- POTENTIAL TO EXTEND STPP
- 0.2 MILES FROM WEST SUTTON STATION
- EPC RATING D
- COUNCIL TAX BAND D

