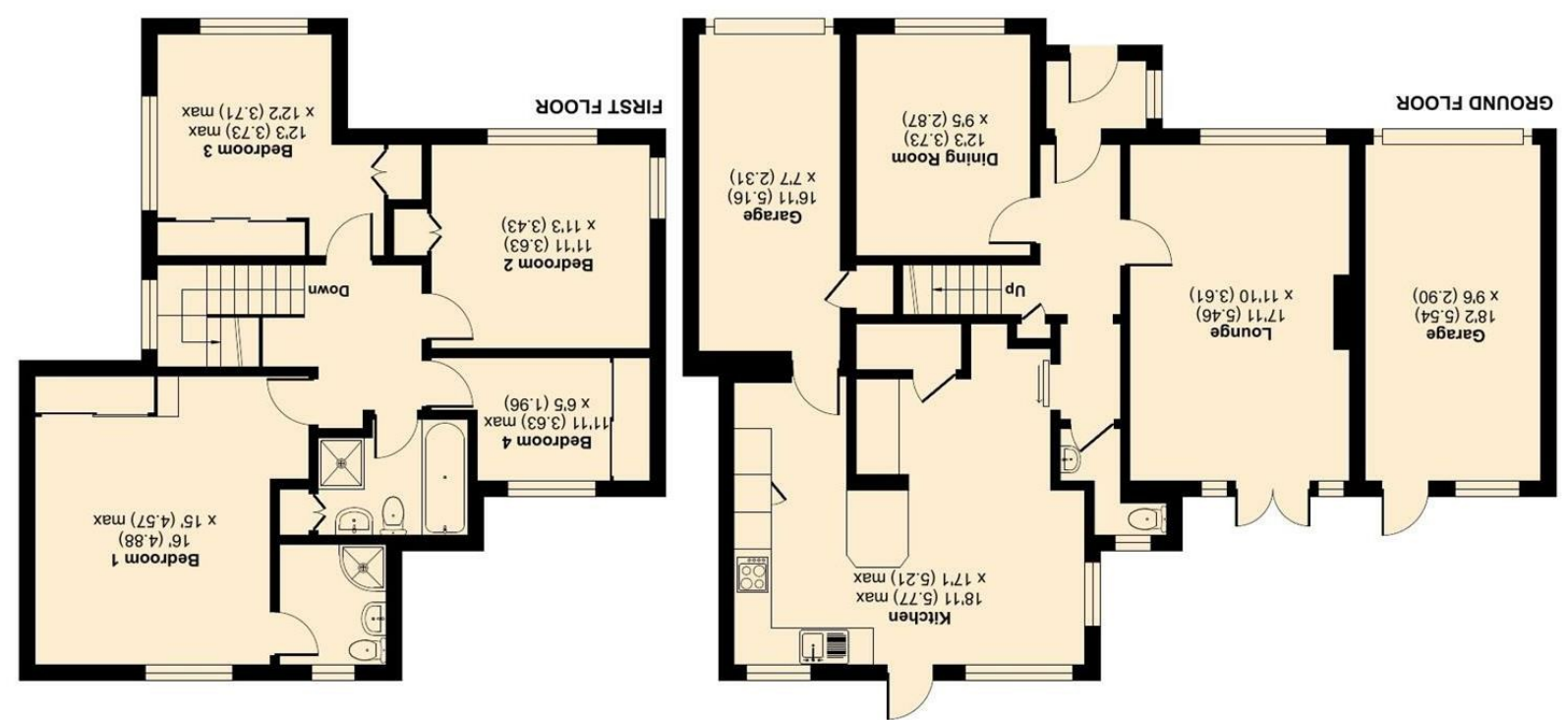


RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. REF: 960521



**The Gallop, Sutton, SM2**  
Approximate Area = 1889 sq ft / 175.4 sq m (includes garage)  
For identification only - Not to scale



# THE GALLOP, SUTTON SM2 5SA

OFFERS IN EXCESS OF £1,200,000

LOCATED ON A PICTURESQUE TREE LINED ROAD IN SOUTH SUTTON, WITHIN MINUTES OF SUTTONS HOST OF AMENITIES INCLUDING FANTASTIC SCHOOLS, TRANSPORT AND SHOPPING FACILITIES YOU WILL FIND THIS FANTASTIC 4-BEDROOM CORNER PLOT DETACHED FAMILY HOME, JUST WAITING FOR YOU.

THE PROPERTY BENEFITS FROM A DUAL ASPECT LOUNGE WITH FRENCH DOORS TO THE REAR GARDEN, DINING ROOM, SPACIOUS KITCHEN/BREAKFAST ROOM WITH VIEWS OVER THE GARDEN PLUS ACCESS TO ONE OF THE TWO THE GARAGES.

UPSTAIRS YOU ARE PRESENTED WITH FOUR BEDROOMS OF THE LANDING WITH THE MASTER BEDROOM INCLUDING EN-SUITE SHOWER ROOM, YOU WILL ALSO FIND THE FAMILY BATHROOM ON THE FIRST FLOOR.

THE PROPERTY ALSO BENEFITS FROM A GARAGE ON BOTH SIDES, LARGE DRIVE WAY AND GREAT POTENTIAL TO EXTEND. (S.T.P.P)

THIS IS A FANTASTIC OPPORTUNITY TO LIVE ON ONE OF SOUTH SUTTONS MOST PRESTIGIOUS ROADS, WE RECOMMEND YOU REGISTER YOUR INTEREST WITH OUR SALES TEAM TODAY.

- 4 BEDROOM DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES INCLUDING OUTSTANDING SCHOOLS
- PREMIER SOUTH SUTTON ROAD
- COUNCIL TAX BAND G
- EPC RATING D

