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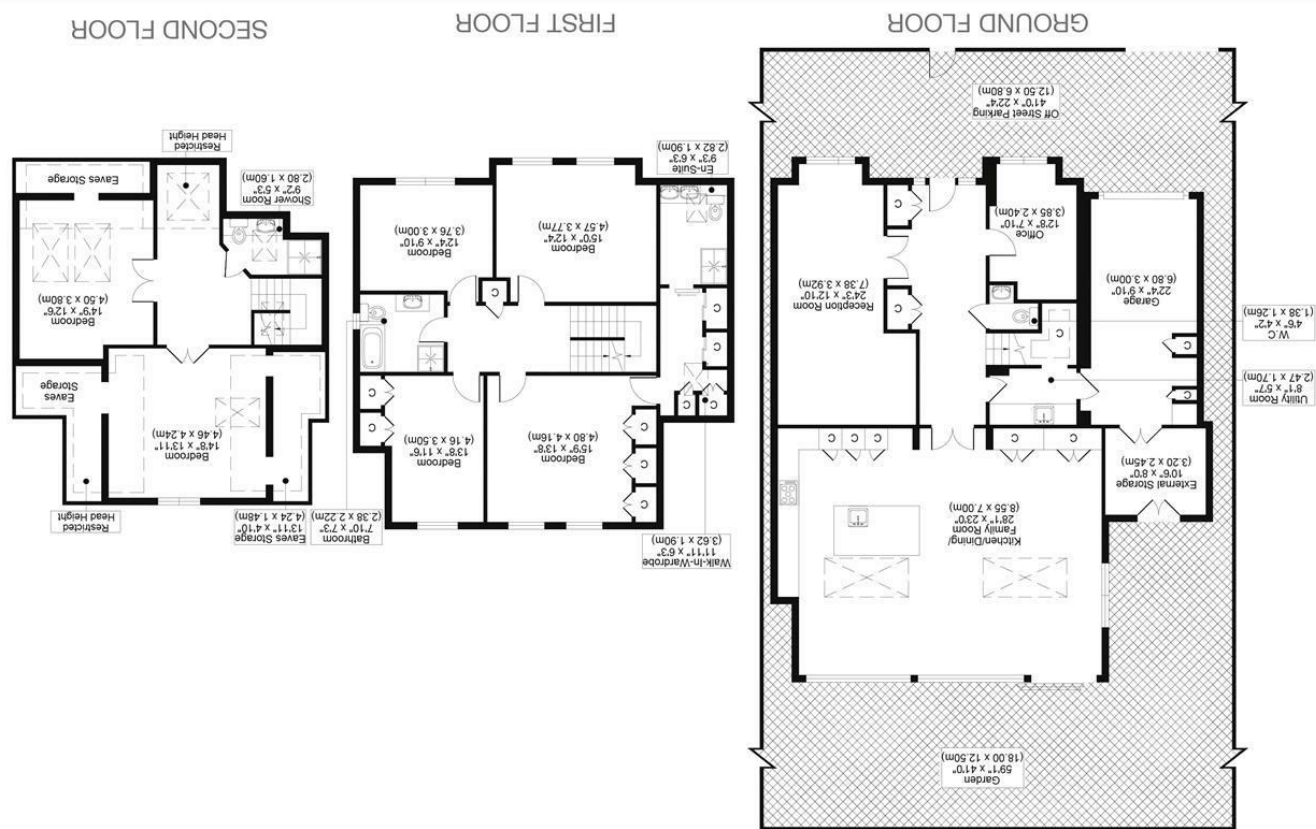
RICS

The Property Ombudsman

CHRISTIES

optica  
 MEDICAL  
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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.



THE RIDGWAY, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & EAVES STORAGE & RESTRICTED HEAD HEIGHT & OUTBUILDING 3415 SQ.FT (317 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & EAVES STORAGE & RESTRICTED HEAD HEIGHT & OUTBUILDING 2759 SQ.FT (256 SQ.M)



CHRISTIES





# THE RIDGWAY, SUTTON SM2 5JU

OFFERS IN EXCESS OF £1,600,000

WELCOME TO THIS STUNNING DETACHED HOUSE SITUATED IN A SOUGHT-AFTER NEIGHBOURHOOD, THIS HOUSE OFFERS THE PERFECT BLEND OF TRANQUILITY AND CONVENIENCE. THE RIDGWAY IS KNOWN FOR ITS PEACEFUL SURROUNDINGS AND CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS, MAKING IT AN IDEAL LOCATION FOR BOTH WORK AND LEISURE.

AS YOU STEP INSIDE, YOU ARE GREETED BY A SPACIOUS ENTRANCE HALL WHICH LEADS TO THE OFFICE, SEPARATE LOUNGE PERFECT FOR RELAXING IN THE EVENINGS AND A BEAUTIFULLY DESIGNED OPEN PLAN KITCHEN/DINER/FAMILY ROOM, WITH VIEWS OF THE TRANQUIL REAR GARDEN, PERFECT FOR HOSTING DINNER PARTIES OR SIMPLY ENJOYING QUALITY TIME WITH YOUR LOVED ONES. THE PROPERTY ALSO BENEFITS FROM A DOWNSTAIRS WC, UTILITY ROOM AND INTERNAL ACCESS TO THE GARAGE.

ON THE FIRST FLOOR YOU ARE PRESENTED WITH FOUR BEDROOMS WHICH ARE ALL GENEROUSLY SIZED, OFFERING COMFORT AND PRIVACY FOR ALL FAMILY MEMBERS. THE MASTER BEDROOM BENEFITS FROM A BEAUTIFUL WALK-IN WARDROBE LEADING TO THE IMPRESSIVE MASTER ENSUITE.

CONTINUING TO THE SECOND FLOOR YOU ARE PRESENTED WITH A SPACIOUS LANDING, AND TWO FURTHER DOUBLE BEDROOMS AND A GORGEOUS FAMILY BATHROOM.

WITH HOUSES IN SUCH CONDITION NOT COMING TO THE MARKET OFTEN AND ALWAYS SELLING QUICKLY WE WOULD ADVISE BOOKING YOUR VIEWING AS SOON AS POSSIBLE.

- SOUGHT AFTER LOCATION
- MORDEN THROUGHOUT
- BEAUTIFUL OPEN PLAN KITCHEN/DINER/FAMILY ROOM.
- COUNCIL TAX BAND E
- EPC RATING C

