



  
HENLEY HOMES

24 The Highway | South Sutton  
Surrey | SM2 5QT |





The Highway is set within one of the most sought-after tree lined roads in the heart of South Sutton. This impressive gated detached character residence has a bold frontage with carriage driveway providing parking for numerous cars. This loved family home features much larger than average accommodation spread over two floors and sits within an estate of 0.45 of an acre. The property offers generous room proportions and a balance of accommodation ideal for the growing family. Externally the rear garden measures over 160ft with a mature and varied range of planting and patio areas. The road is a short distance from Sutton train station and several bus routes which are a bonus for families. Trains run into Victoria, Wimbledon, London Bridge and St Pancras whilst buses journey into Morden, Kingston, Banstead and Epsom.



### Entrance Hall

Solid wood parquet flooring.

### Kitchen / Breakfast Room 21' 9" x 10' 9" (6.62m x 3.27m)

Rear aspect, ceramic tiled floor, patio doors leading onto patio area, granite work surfaces, electric hob and extractor hood, high and low level storage, space for large American style fridge/freezer, integrated electric oven and grill, 1 1/2 sinks, waste disposal unit, integrated dishwasher and microwave.

### Family Room / Bedroom 6 18' 0" x 14' 7" (5.48m x 4.44m)

Double aspect, wood effect laminate flooring, patio door leading onto patio area, built in storage cupboard.

### Shower Room

Ceramic tiled walls and floor, low level WC, wash hand basin on pedestal, shower with separate hand held attachment.

### Utility Room

Side aspect, wood effect laminate flooring, space for washing machine and tumble dryer, butlers sink, high level storage.



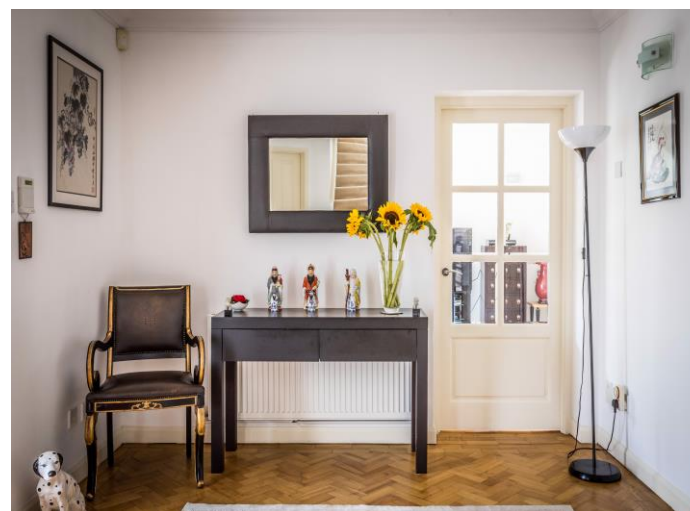




**Office** 15' 1" x 12' 4" (4.59m x 3.76m)  
Front aspect.

**Dining Room** 18' 5" x 15' 2" (5.61m x 4.62m)  
Rear aspect, solid strip wood flooring, patio doors leading into the garden.

**Sitting Room** 25' 0" x 13' 5" (7.61m x 4.09m)  
Double aspect, solid wood parquet flooring, patio doors leading into the garden.





**Bedroom 1** 15' 5" x 13' 5" (4.70m x 4.09m)  
Front aspect, fitted wardrobes and dresser.

**En-suite** 8' 8" x 6' 8" (2.64m x 2.03m)  
Rear aspect, wash hand basin on vanity unit, bidet, low level WC, wood effect laminate flooring, panelled bath with hand held shower attachment, heated towel rail, ceramic tiled walls, shower cubicle with hand held shower attachment.





**Bedroom 2** 15' 0" x 10' 8" (4.57m x 3.25m)  
Front aspect.

**Bedroom 3** 14' 6" x 13' 1" (4.42m x 3.98m)  
Rear aspect.

**En-suite**

Side aspect, wood effect laminate flooring, low level WC, wash hand basin on pedestal, heated towel rail, corner shower unit with hand held attachment, ceramic tiled walls.

**Bedroom 4** 13' 6" x 10' 9" (4.11m x 3.27m)  
Rear aspect, fitted wardrobes.

**En-suite**

Heated towel rail, low level WC, wash hand basin on pedestal, wood effect laminate flooring, ceramic tiled walls, shower unit with hand held attachment.





**Bedroom 5 14' 7" x 14' 6" (4.44m x 4.42m)**

Rear aspect, fitted wardrobes.

**En-suite 8' 9" x 6' 0" (2.66m x 1.83m)**

Rear aspect, heated towel rail, low level WC, wash hand basin on pedestal, wood effect laminate flooring, ceramic tiled walls, shower cubicle with hand held attachment.

**Family Bathroom**

Side aspect, wood effect laminate flooring, panelled jacuzzi bath with hand held shower attachment, wash hand basin on pedestal, low level WC, shower cubicle with hand held shower attachment, ceramic tiled walls, heated towel rail.





**Study 11' 8" x 9' 9" (3.55m x 2.97m)**

Front aspect, fitted office suite comprising of a large corner desk for two, high and low level storage, book case.

**First Floor Landing**

Fitted storage unit with cupboards and book shelves.





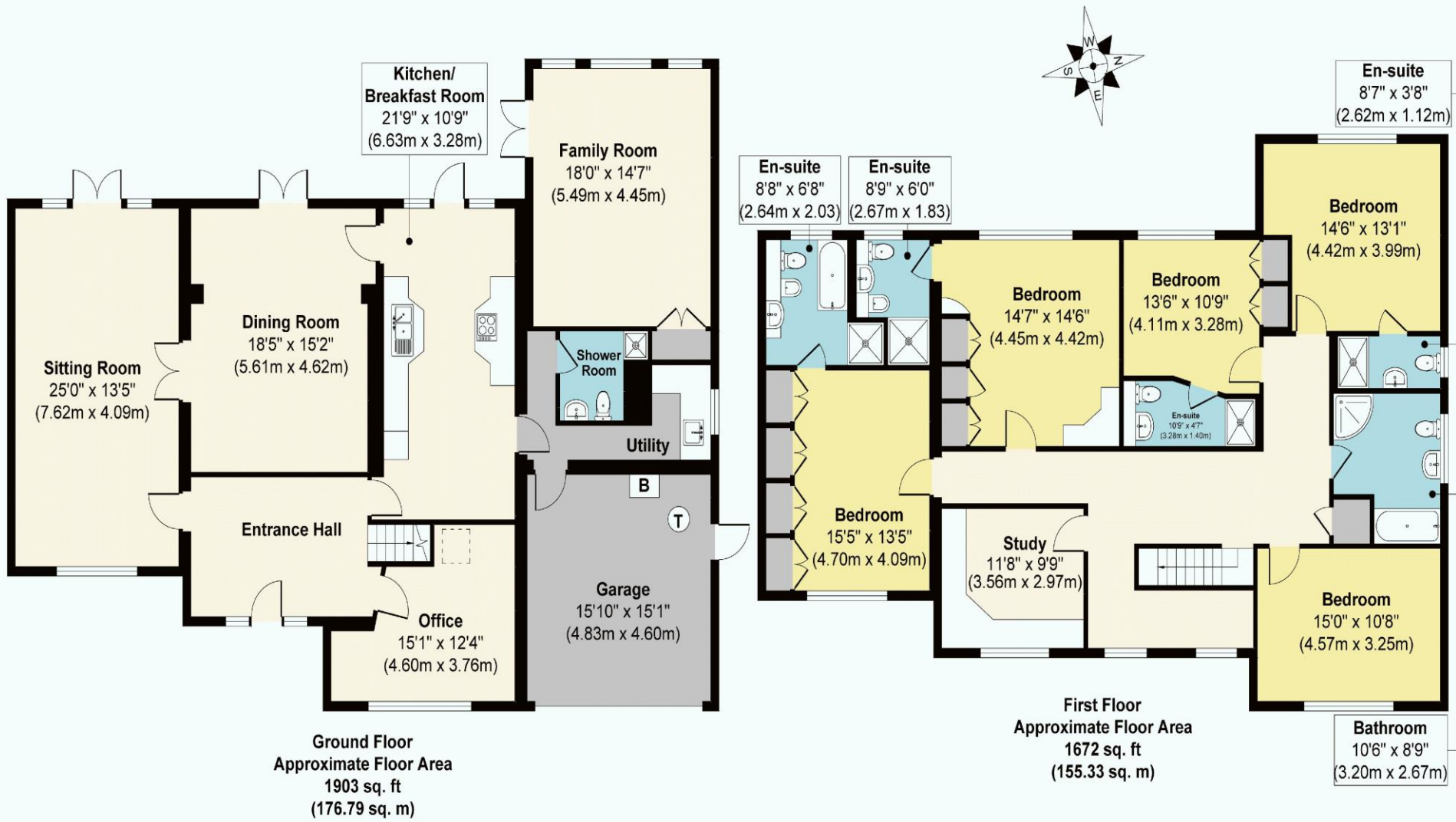
**Garden** 163' 0" x 76' 0" (49.64m x 23.15m)

**Garage** 15' 10" x 15' 1" (4.82m x 4.59m)  
Integrated access via utility. Side access door.





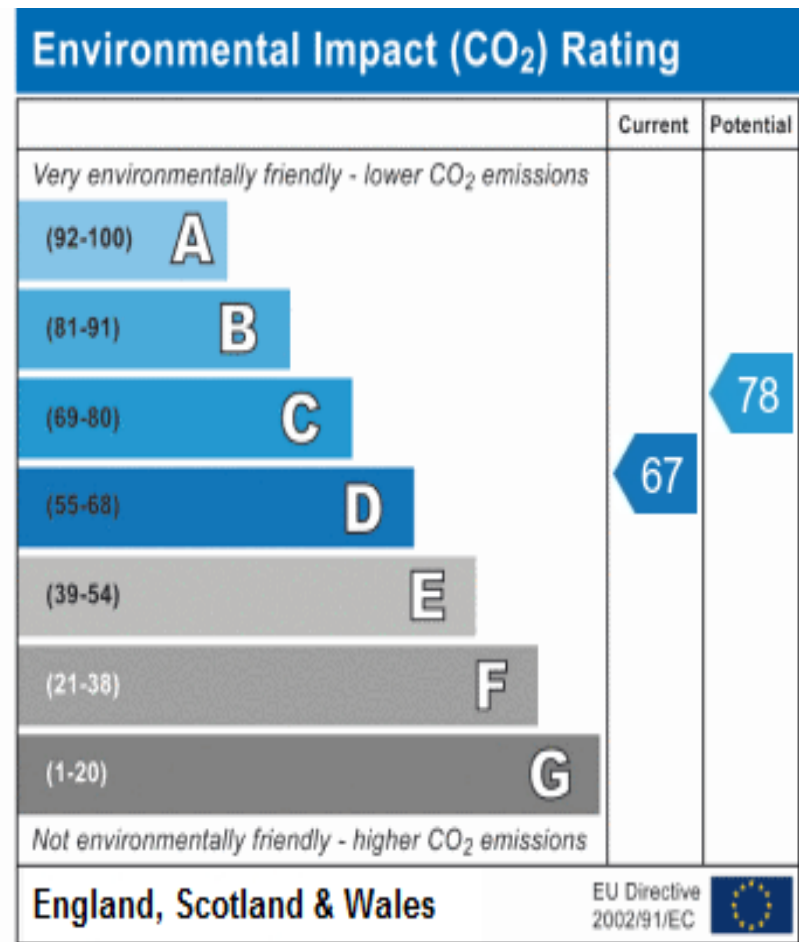
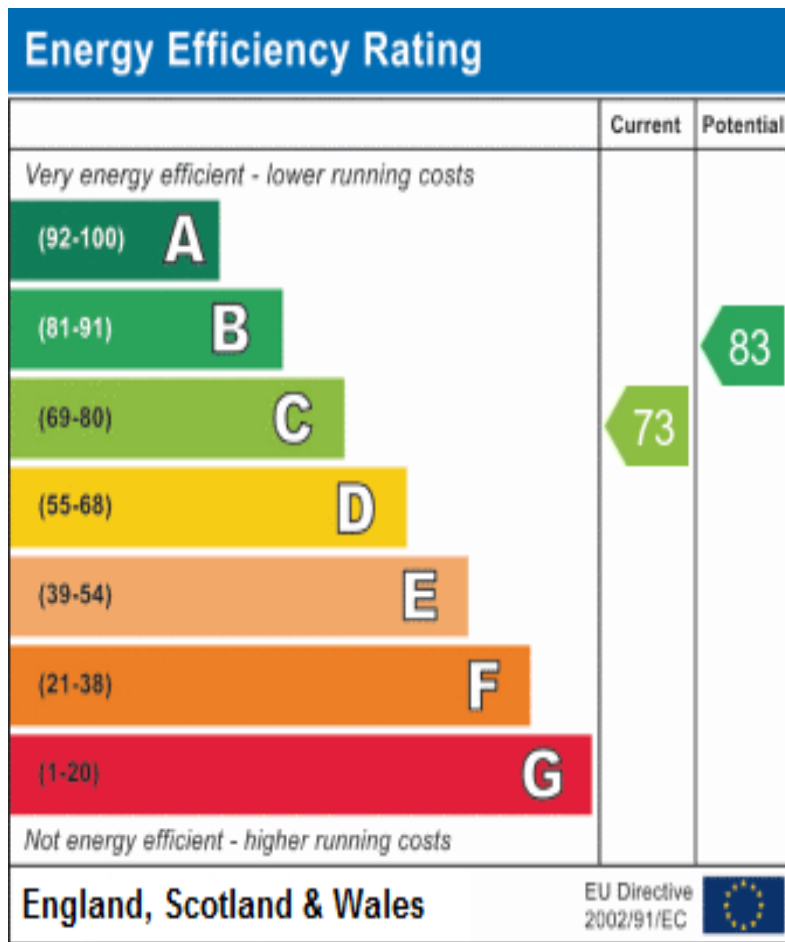
# The Highway SM2



**Approx. Gross Internal Floor Area 3575 sq. ft / 332.12 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

HENLEY HOMES

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