



Kings Lane, Sutton, Surrey, SM1 4PB
O.I.E.O £750,000

A beautifully presented, rarely available character 4 bedroom Semi Detached, extended family home. Situated on a larger than average plot with the additional benefit of a Summer house/office/Cinema room. Ideally located for walking distance to Sutton, Carshalton and Carshalton Beeches, offering great flexibility with transport links into London and well served with bus links to surrounding areas. The location is also within easy access of shops, parks and high performing schools.



***Large Open Plan Kitchen/Diner/Family Room**
***Living Room, 4 Bedrooms, 2 Bathrooms,**
Utility & Downstairs WC
Larger than average plot + Off road parking to front
***Large Mature Rear Garden with composite decking and**
paved patio areas Summer House/Office/Cinema
including WC

Canopied Storm Porch

Front door leading to:

Entrance Hall

Doors leading to:

Living Room - 14' 9" x 11' 10" (4.49m x 3.60m)

Front aspect

Family Room - 14' 7" x 10' 8" (4.44m x 3.25m)

Rear aspect, French doors out to garden

Kitchen/Diner - 19' 2" x 13' 1" (5.84m x 3.98m)

Rear aspect, French doors out to garden, door to utility room

Utility Room

Front aspect, door to ground floor WC

Stairs to first floor landing

Doors to:



Bedroom 1 - 15' 8" x 11' 10" (4.77m x 3.60m)

Front aspect, fitted wardrobe cupboards, feature fireplace

Bedroom 2 - 13' 7" x 10' 8" (4.14m x 3.25m)

Rear aspect, feature fireplace

Bedroom 3 - 11' 6" x 9' 6" (3.50m x 2.89m)

Front aspect

Bedroom 4 - 8' 8" x 7' 0" (2.64m x 2.13m)

Rear aspect

Shower Room - 9' 6" x 7' 10" (2.89m x 2.39m)

Rear aspect

Bathroom - 7' 5" x 5' 7" (2.26m x 1.70m)

Front aspect

Outside

Large Mature Rear Garden - 60' 0" x 50' 0" (18.27m x 15.23m)

Mainly laid to lawn with composite decking and patio seating areas, storage shed

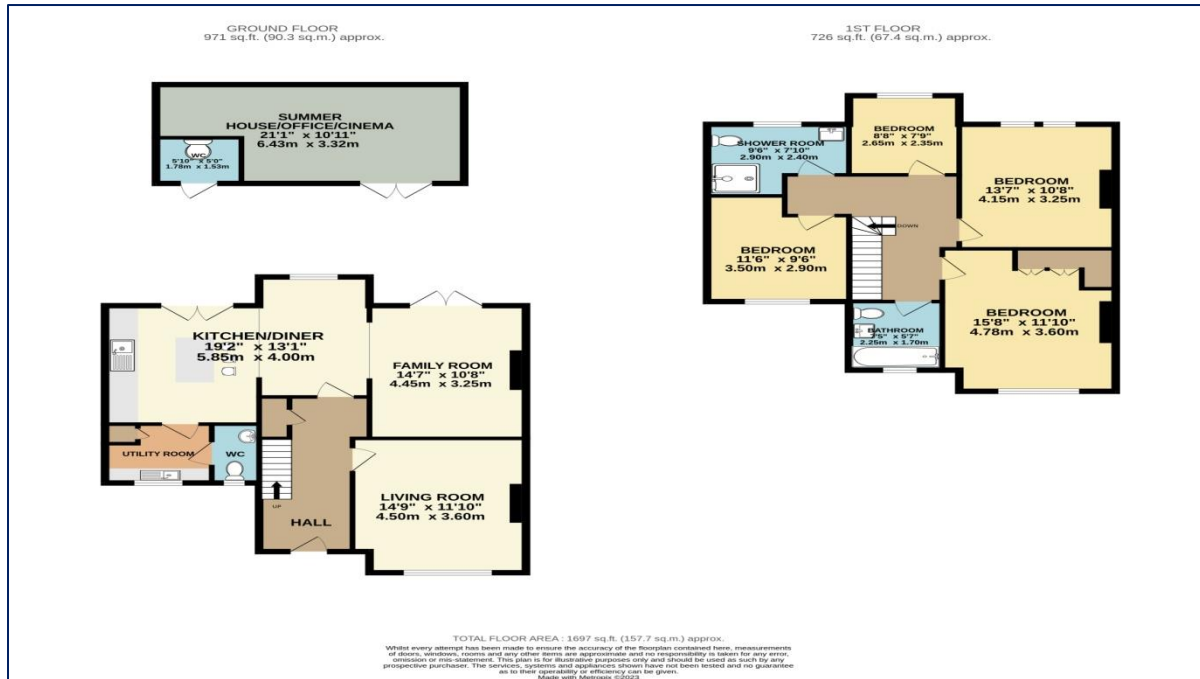
Summer House/Office/Cinema - 21' 1" x 10' 11" (6.42m x 3.32m)

With integrated WC, broadband internet, power and lighting

WC - 5' 10" x 5' 0" (1.78m x 1.52m)

Off road parking for 2 vehicles to front





Council Tax - D
Local Authority: London Borough of Sutton
Tenure - Freehold



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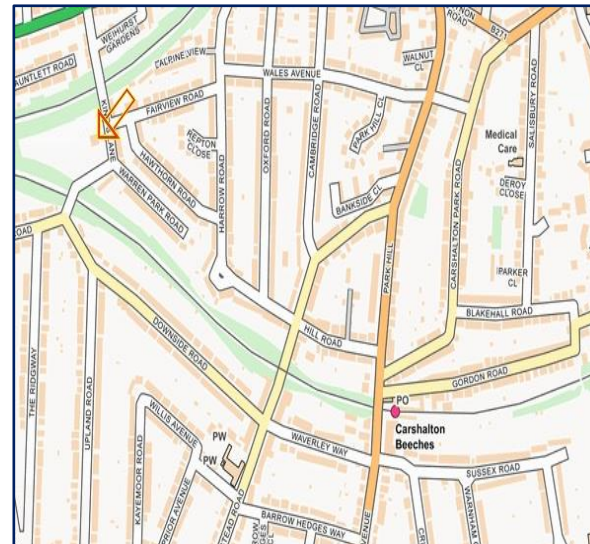


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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