

STONE



*Upland Road SM2*

£750,000

*“At Stone, we’re passionate about  
the unique and awe-inspiring  
architectural elements that transform  
houses into dream homes.”*

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*The Stone Family*



Situated on the highly regarded Upland Road in prestigious South Sutton, this attractive three bedroom semi-detached home offers generous living space, a rear garden of approximately 80 ft and considerable potential to extend, subject to planning permission.

Set back from the road, the property enjoys an appealing frontage, with a smart block-paved driveway providing ample off-street parking and access to an integral garage. Inside, the ground floor features two well-proportioned reception rooms: a bright dining room with a bay window to the front and a spacious rear lounge enjoying views over the garden. The fitted kitchen connects to a conservatory, offering useful additional space for everyday family life and entertaining, with direct access outside. A ground floor cloakroom adds further convenience.

Upstairs, the accommodation comprises a generous principal bedroom, a further double bedroom and a comfortable third bedroom, equally suited to use as a nursery, guest room or home office. A family bathroom and separate WC serve this floor.

The substantial rear garden provides an inviting setting for outdoor dining, children's play and relaxation. There is also exciting scope to adapt and enlarge the property, with potential to convert the garage and extend above, subject to the necessary consents, creating a sizeable four or five-bedroom family home.









South Sutton has that increasingly rare combination of greenery, good-looking streets and genuine everyday convenience. Upland Road sits within one of the borough's most established residential pockets, surrounded by handsome period homes and mature trees, while Sutton town centre and the cafés, shops and amenities around Carshalton Beeches are both within easy reach.

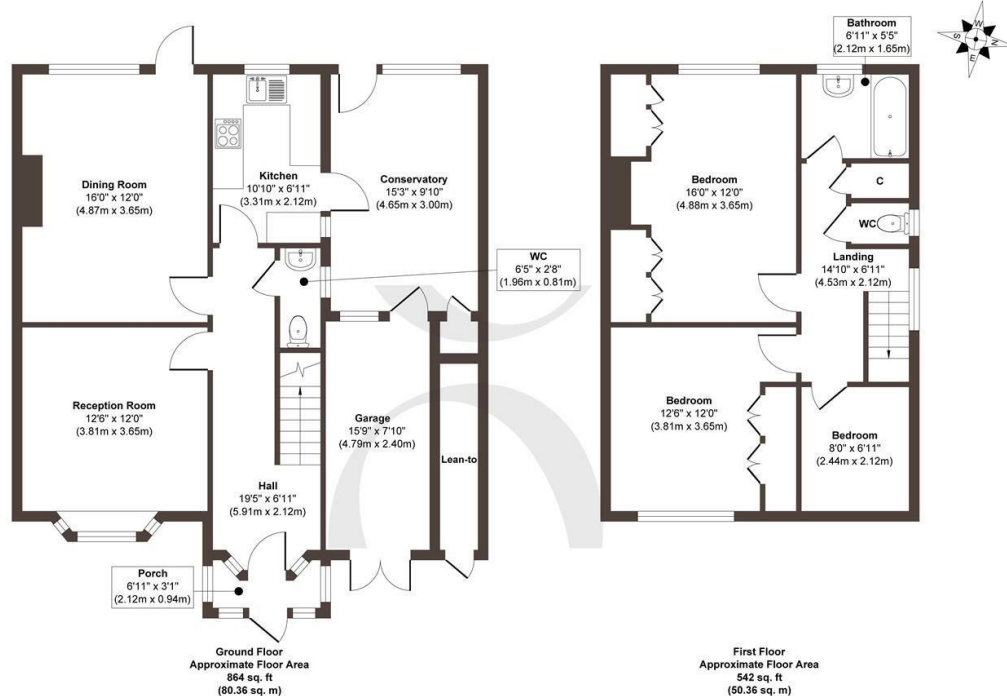
It is an address that works particularly well for family life. There is a strong choice of well-regarded schooling nearby, including Barrow Hedges Primary School and Devonshire Primary School, alongside secondary options such as Sutton Grammar School and St Philomena's Catholic High School for Girls. Weekends can just as easily be spent outdoors, with Warren Park nearby and plenty of further green space dotted across this leafy corner of South London.

For the commute, Carshalton Beeches and Sutton stations provide straightforward rail connections into London, while the surrounding road network keeps neighbouring towns and villages easily accessible. It is this balance that gives South Sutton its enduring appeal: London remains comfortably connected, but home feels distinctly removed from its pace.









Approx. Gross Internal Floor Area 1406 sq. ft / 130.72 sq. m (Excluding (Lean-To))

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

Produced by Elements Property

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## The Details

- Three bedroom semi-detached family home
- sold with NO ONWARD chain
- South Sutton
- Potential for future development (STPP)
- Two reception rooms
- Large bedrooms
- Private secluded rear garden
- Conservatory
- Recently painted and new carpets throughout
- Close to prestigious schools in area

Energy Performance Certificate (EPC)

Band C

Council Tax Band

F



# STONE

## Let's *Talk*

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