

The PERSONAL Agent

# St. James Avenue, Sutton

Guide Price £825,000

## St. James Avenue, Sutton

- Beautiful Turn Key Victorian Home
- Five Bedrooms Arranged Over Two Floors
- 2,128 sq ft
- Two Reception Rooms with Internal Sliding Doors
- Three Bathrooms Two Are En suite
- Stunning Blend of Period Character and Modern Luxury
- West Sutton Station Nearby
- Primary and Secondary School Options Close By
- Two Rear Patio Areas
- High Feature Ceilings

A truly exceptional turn key home, this beautifully appointed Victorian property, believed to date from around 1890, has been thoughtfully transformed to provide an outstanding blend of period character and contemporary luxury. Offering approximately 2,128 sq ft of accommodation, the property has been finished to a high specification throughout, with impressive ceiling heights, beautifully considered interiors and clever use of space.

The ground floor offers an excellent arrangement of reception and entertaining spaces. The front reception room is particularly inviting, featuring a charming window seat, while the internal sliding doors between the reception rooms provide flexibility and allow the spaces to be opened up for entertaining or closed off when required.

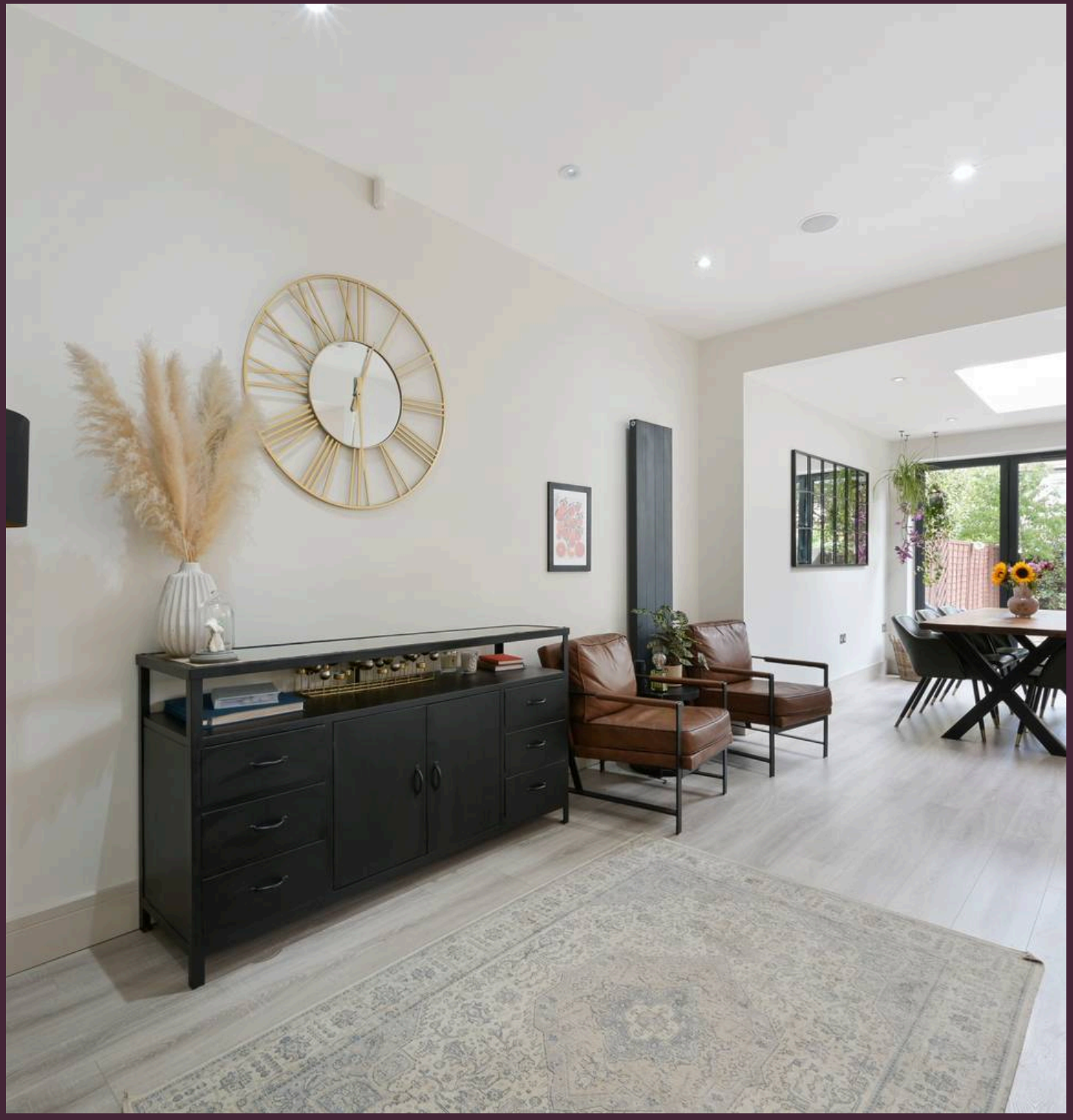
At the heart of the home is the impressive 17' x 13' kitchen, which leads through to a separate dining room. The kitchen also provides direct access to one of the property's two patio areas, creating a practical outdoor space that works perfectly as a BBQ and al fresco dining area.





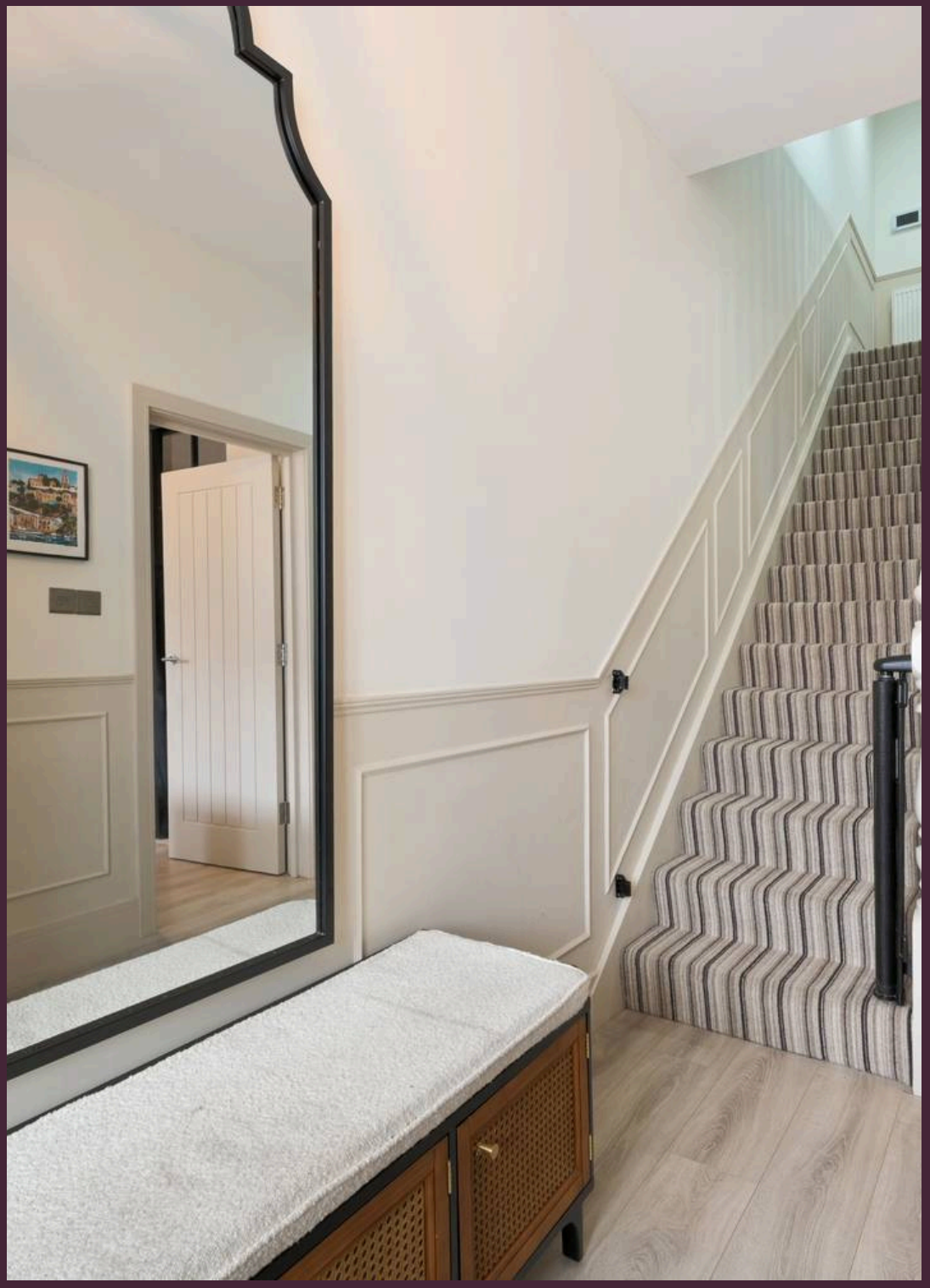






**Description**

The upper floors provide five well proportioned bedrooms, arranged over two floors, with the principal bedroom enjoying an impressive 18'9 x 15'9 footprint. There is also a useful mezzanine area and eaves storage, adding further flexibility. Throughout the property, there is a fantastic balance between the elegance of the original period architecture and the requirements of modern family living. Plantation blinds feature throughout, while clever and well-integrated storage solutions have been incorporated across the house, ensuring the generous accommodation remains both stylish and practical. A sound system runs throughout the house, adding another thoughtful touch to this exceptionally well equipped home.



The location is equally appealing, being positioned in the heart of Sutton and within easy walking distance of West Sutton railway station. The property is also conveniently located close to Cheam, offering additional local amenities. Families will appreciate the proximity to a number of well regarded schools, including Homefield Boys' School and Sutton High School for Girls. This is a home that genuinely needs to be viewed to appreciate the quality, space an attention to detail on offer. Beautifully finished, exceptionally well considered and completely turn key, this is a home where the new owners can simply move in, unpack and enjoy. Positioned close to Sutton town centre, offering easy access to a variety of shops, restaurants, and leisure facilities. Excellent transport links are within easy reach, including Sutton's mainline station with fast connections to London, as well as local bus routes. The area is also well served by highly regarded schools and green open spaces, making it a convenient and desirable location for families, downsizers, or commuters alike.
Council Tax band: F

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









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Total Area: 2128 SQ FT • 197.71 SQ M
(Including Eaves Storage & Restricted Height Area)
Eaves Storage & Restricted Height Area : 81 SQ FT • 7.52 SQ M




Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.




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