



42 Egmont Road, South Sutton, Surrey, SM2 5JN
Guide Price £975,000

A stunning five bedroom Edwardian semi detached family home offering substantial accommodation over three floors, including two large reception rooms and a 20ft kitchen/dining room. The property offers a wealth of original period features and is situated in a sought after location close to Sutton train station and town centre, as well as an array of well performing schools.



***South facing rear garden *Two bathrooms
*Cellar *New driveway**

Entrance Hall

Door to stairs leading down to Cellar

**Cellar - Lower ground floor - 18' 1" x 7' 5"
(5.51m x 2.26m)**

**Reception Room - 16' 4" x 15' 4" (4.97m x
4.67m)**

Front aspect, bay window

**Dining Room - 20' 8" x 12' 4" (6.29m x
3.76m)**

Rear aspect, doors to garden

**Kitchen/Breakfast Room - 19' 9" x 11' 3"
(6.02m x 3.43m)**

Rear aspect



First Floor Landing

Doors to:

Bedroom 2 - 17' 1" x 15' 6" (5.20m x 4.72m)

Front aspect, bay window

Bedroom 3 - 16' 1" x 12' 9" (4.90m x 3.88m)

Rear aspect

Bedroom 5 - 12' 3" x 11' 4" (3.73m x 3.45m)

Rear aspect

Family bathroom

Front aspect

Separate WC

Stairs to Second Floor Landing

Large Eaves cupboard

Bedroom 1 - 14' 5" x 12' 9" (4.39m x 3.88m)

Rear aspect, door to en-suite bathroom

En-suite Bathroom -

Leading from Bedroom 1

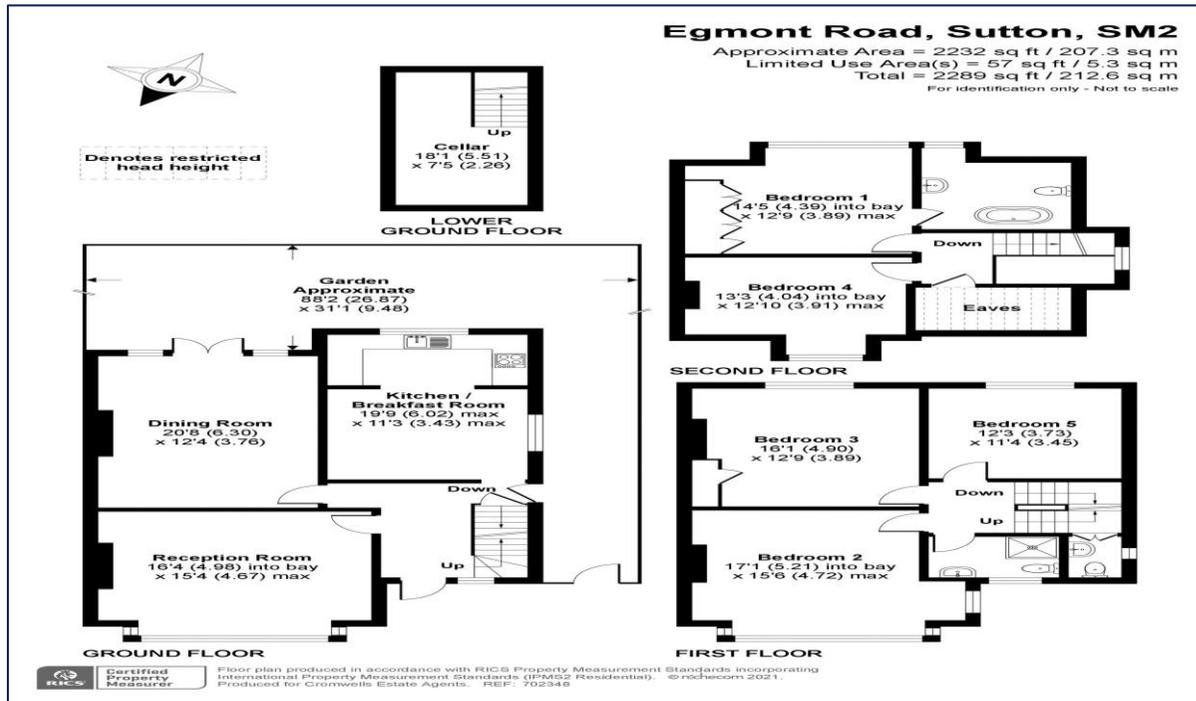
Bedroom 4 - 13' 3" x 12' 10" (4.04m x 3.91m)

Front aspect

South facing rear garden

Off road parking





Council Tax - F
Local Authority: London Borough of Sutton
Tenure -

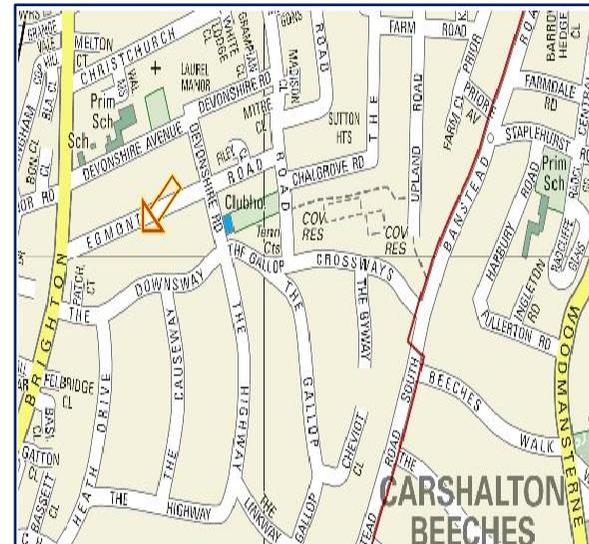
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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