



**4 Bedrooms | 1 Bathroom | 2 Reception Rooms**

Robin Hood Lane | | Sutton | SM1 2SD

**Offers over £735,000- £775,000**

**LOFT**

Robin Hood Lane |  
Sutton | SM1 2SD  
Offers over £735,000 - £775,000

- Large semi-detached period home nestled in the heart of Sutton town centre
- High ceilings throughout with a spacious entrance hall
- Downstairs cloakroom, toilet and open kitchen/dining area
- Extensive through lounge spanning 37 ft with light flowing through
- Great size rooms throughout with all bedrooms being doubles
- Second floor is the perfect home office or large bedroom with potential to add an en-suite
- Perfectly located for grammar schools and short stroll from West Sutton and Sutton mainline train station and high street



Substantial semi detached family home that not only offers an abundance of space inside and out but the location couldn't tick anymore boxes. Driveway, beautiful rear garden with fruit trees, all just a stones throw from the hustle and bustle of Sutton town centre.



## GROUND FLOOR

### Entrance Hall

### Reception Room

29'1 x 14'1 (8.86m x 4.29m)

### Music Room/Play Room

8'9 x 7'7 (2.67m x 2.31m)

### Kitchen

18'5 x 9'9 (5.61m x 2.97m)

### Dining Area/Second Reception Room

### Downstairs W/C

## FIRST FLOOR

### Landing

### Bedroom 2

13'2 x 11'8 (4.01m x 3.56m)

### Bedroom 3

12'9 x 11'5 (3.89m x 3.48m)

### Bedroom 4

9'9 x 8'8 (2.97m x 2.64m)

### Bathroom

### Separate W/C

## SECOND FLOOR

### Bedroom 1

17'7 x 15'5 (5.36m x 4.70m)

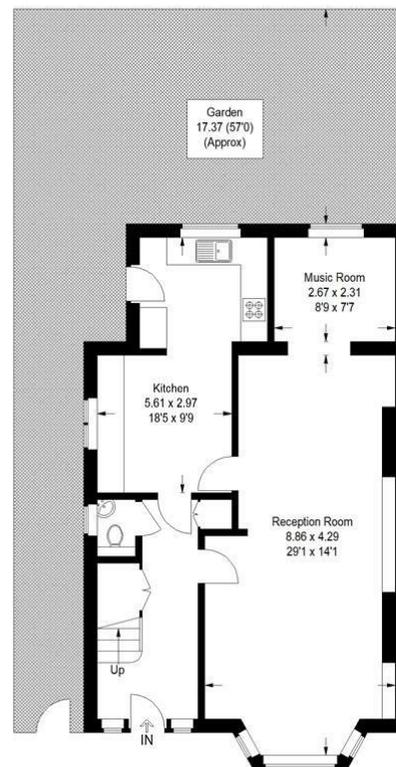
### Rear Garden

### Driveway



## Robinhood Lane, SM1

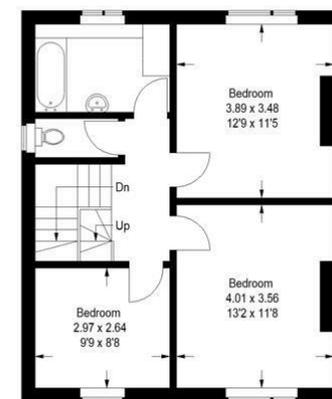
Approximate Gross Internal Area (Excluding Eaves)  
147.1 sq m / 1583 sq ft



Ground Floor



Second Floor



First Floor

Legend: Reduced Headroom Below 1.5 M / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1083805)

EPC Rating: E

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