

FOR SALE

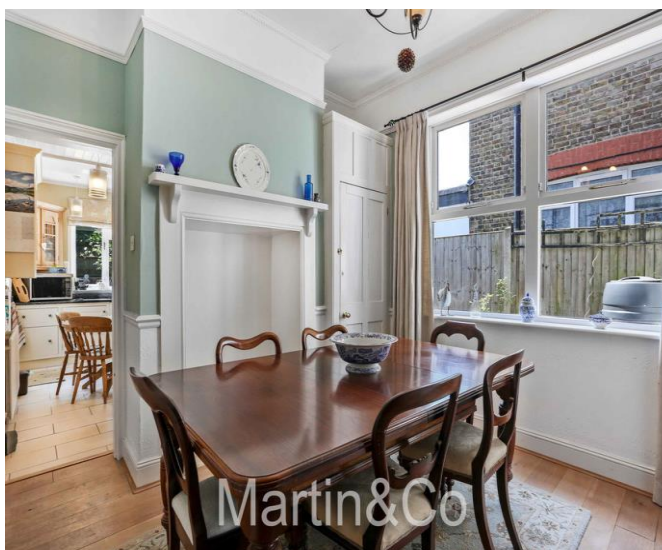


Egmont Road, Sutton, SM2
Asking Price of £950,000 FH

MARTIN&CO



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Egmont Road, Sutton, SM2

5 Bedrooms, 3 Receptions

Asking Price of £950,000

- SEMI DETACHED FAMILY HOUSE
- BUILT CIRCA 1899
- 5 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- 3 BATHROOMS
- KITCHEN BREAKFAST ROOM
- UTILITY ROOM & SHOWER ROOM
- 88FT + SOUTH FACING GARDEN
- SECLUDED PATIO FOR ENTERTAINING
- DRIVEWAY WITH PARKING FOR 2 CARS
- PERMIT PARKING TILL 11AM ON ROAD
- EXCELLENT CHOICE OF SCHOOLS
- WALK TO SUTTON & BELMONT STATION
- ACCESS TO SUTTON SHOPPING CENTRE
- CELLER WITH POTENTIAL STPP
- LOFT WITH POTENTIAL STPP
- TALL CEILINGS
- CHARACTER PERIOD FEATURES
- A217 EASY ACCESS TO THE M25
- OWNED SINCE 1994
- REGULARLY MAINTAINED.
- SOLE AGENTS
- VIEWING HIGHLY RECOMMENDED

A substantial 5 bedroom, 3 reception, 3 bathroom Semi-Detached family house over 3 floors, with tall ceilings, period features & NO CHAIN, on the South Sutton & Belmont border. Access to Central London is via Sutton & Belmont Stations, plus the M25 for Gatwick & Heathrow. Choice of excellent local primary, secondary & grammar schools. Wide entrance hall, impressive staircase to all floors, spacious living room, larger family room, dining room, extended kitchen/breakfast room, side utility room & modern shower room plus a cellar with potential to develop (STPP). The first floor has 3 large bedrooms, a shower room & store room (was a 4th WC). The second floor, has 2 double bedrooms and a family bathroom, with yet further scope to develop the loft (STPP). Driveway to park 2 cars, plus mature 88ft+ South facing rear garden, with secluded patio area, ideal for entertaining. SOLE AGENT. VIEWING HIGHLY RECOMMENDED.

EPC BAND E. SUTTON COUNCIL TAX £2,958.77 pa. SOLE AGENT.

VIEWING BY APPOINTMENT ONLY.





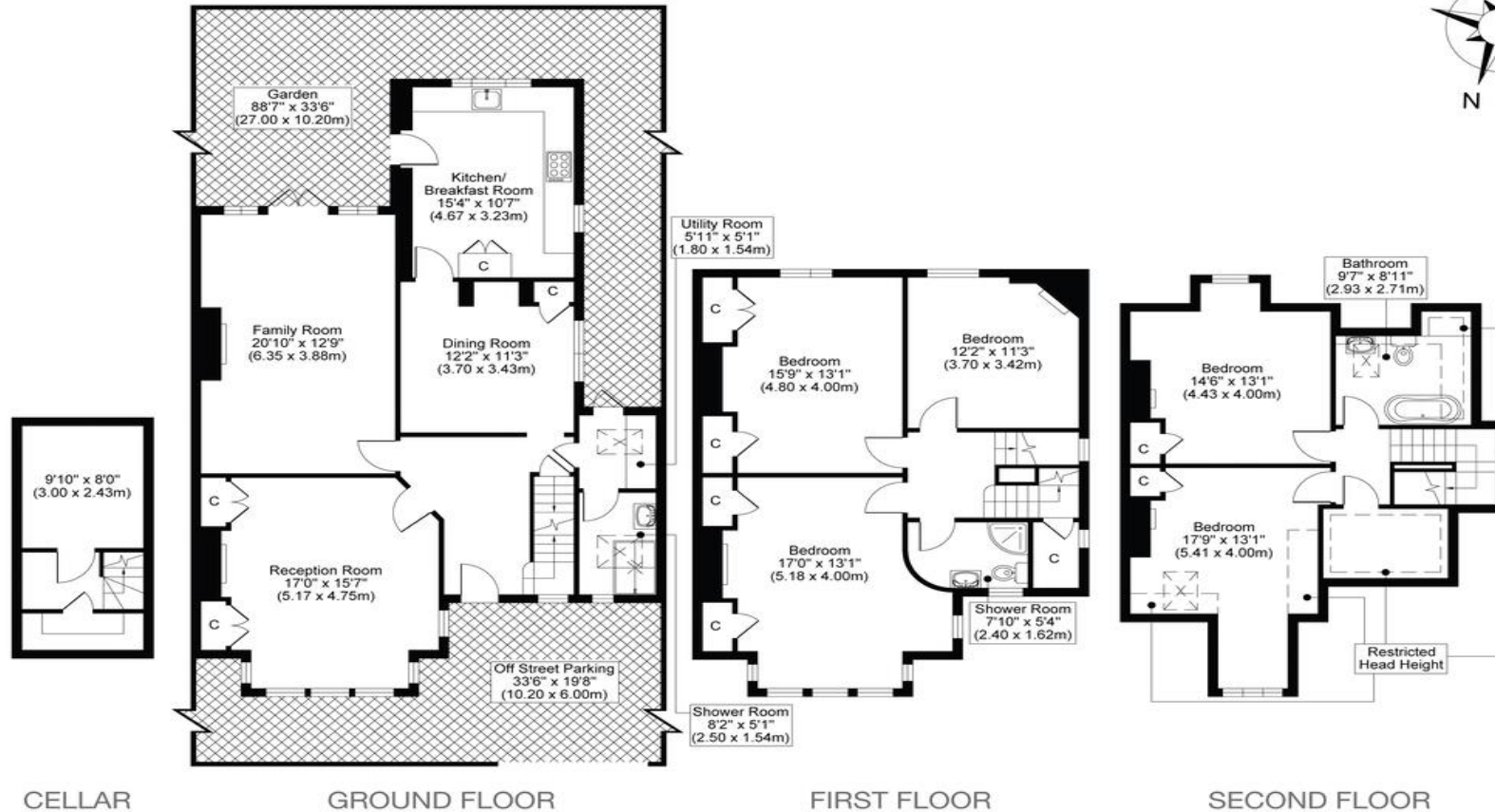


Martin & Co

EGMONT ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 2456 SQ.FT (228 SQ.M)

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 2364 SQ.FT (220 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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MEDIA
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the use of your funds in order that our client may make an informed decision

