

FOR SALE



Sutton Common Road, Sutton SM3
"Offers In Excess of" £560,000 Freehold

MARTIN&CO



Sutton Common Road, Sutton SM3

3 Bedrooms, 1 Bathroom

“Offers In Excess of” £560,000 FH

- 3 BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS DOUBLE RECEPTION
- OPEN PLAN MODERN KITCHEN
- CONSERVATORY
- 100FT+ SECLUDED REAR GARDEN
- PATIO FOR SUMMER BARBEQUES
- GARAGE VIA SHARED SIDE ACCESS
- PARKING FOR 3 CARS ON DRIVEWAY
- CLOSE TO GLENTHORNE HIGH SCHOOL
- BUS ROUTES TO MORDEN TUBE
- WELL PRESENTED
- NO CHAIN
- POTENTIAL TO EXTEND TO REAR STPP
- POTENTIAL TO CONVERT THE LOFT STPP
- ACCESS TO SUTTON COMMON STATION
- SHOPS NEARBY ON STONECOT HILL
- BUS ROUTES TO CHEAM, SUTTON,
- WORCESTER PARK AND WIMBLEDON.
- LOCAL PARKS NEARBY
- SOLE AGENT
- KEYS HELD
- VIEWING HIGHLY RECOMMENDED



A well presented 3 bedroom Semi-Detached family house, with a GARAGE, parking for 3 + cars on the driveway, accessible to Glenthorne High School, Sutton Common Station, local parks & Morden Tube Station via local bus routes.

Accommodation comprises a spacious double reception room, opening onto a modern kitchen with a breakfast bar, rear conservatory, 3 bedrooms, large family bathroom with a shower cubicle and a secluded 100ft+ rear garden. Ideal for a family to move in with NO CHAIN and later consider further extending into the loft or rear (STPP).

Must be seen internally. Viewing Highly recommended. SOLE AGENTS. KEYS HELD.

EPC Band E, Sutton Council tax Band D = £2,269.72.





SUTTON COMMON ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1194 SQ.FT (111 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1021 SQ.FT (95 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.

optic
MEDIA
optimedia.co.uk

Martin & Co Sutton

32 Stonecot Hill • Sutton • SM3 9HE

T: 0208 337 9647 • E: sutton@martinco.com

<http://www.martinco.com/>

MARTIN&CO

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 REPAYMENTS ON 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 source and availability of your funds in order that our client may make an informed decision