

FOR SALE



Sutton Common Road, Sutton, SM3
Asking Price of £650,000 FH

MARTIN&CO



Sutton Common Road, Sutton, SM3

3 Bedrooms, 1 Bathroom

Asking Price of £650,000

- WIDER CORNER PLOT
- 3 BEDROOM SEMI DETACHED HOUSE
- SEPARATE FAMILY RECEPTION
- MODERN KITCHEN/BREAKFAST ROOM
- STYLISH SIDE PARKING AREA
- MODERN WHITE SUITE BATHROOM
- MODERN GREY INTERIOR DÉCOR
- POTENTIAL TO EXTEND TO REAR STPP
- LOFT POTENTIAL SSTP
- SIDE ADDITION POTENTIAL STPP
- 55FT X 45FT WIDER REAR GARDEN
- WELL SCREENED FRONT GARDEN
- SOUTH/WEST ASPECT TO REAR GARDEN
- SUMMER HOUSE
- OPPOSITE GLENTHORN HIGH SCHOOL
- ACCESSIBLE TO SUTTON COMMON STATION
- LOCAL PARKS NEARBY
- CHOICE OF EXCELLENT LOCAL SCHOOLS
- BUS ROUTES TO MORDEN TUBE
- BUS ROUTES TO SUTTON & CHEAM
- A RARE OPPORTUNITY NOT TO BE MISSED
- EARLY VIEWING IS HIGHLY RECOMMENDED
- SOLE AGENT



WIDER CORNER PLOT.

A well presented 3 bedroom Semi Detached house, diagonally opposite GLENTHORNE HIGH SCHOOL, with modern grey Décor, a much wider rear & side gardens, summer house and stylish parking area on the side. Walking distance to local parks & Sutton Common Station, easily accessible to a choice of Cheam & Sutton local Schools, Town Centres and Morden tube station via local bus routes.

Entrance Hall, front family reception room, spacious luxury modern kitchen/breakfast room, (formerly reception 2 & the kitchen), with direct access onto the secluded south/west aspect rear gardens. Upstairs there are 3 good sized bedrooms and a modern white suite family bathroom with a shower over. This property has huge further potential to extend to the rear, into the loft or potentially on the side (STPP). A rare opportunity not to be missed.

EARLY VIEWING IS HIGHLY RECOMMENDED. Sole Agent.

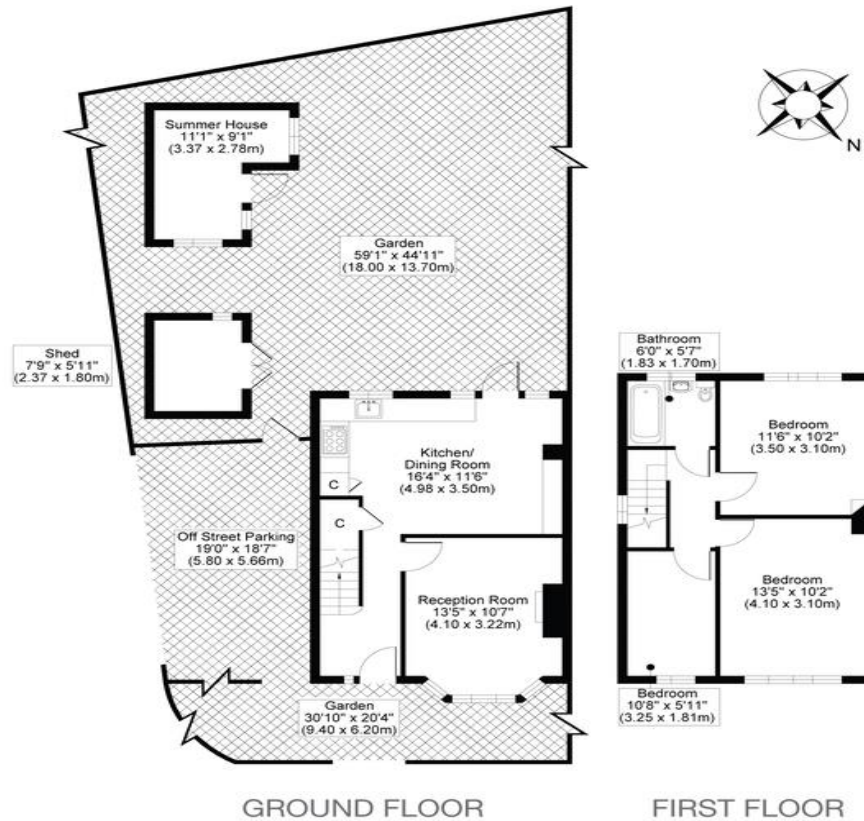
Sutton Council Tax Band D = £2,166.18 pa. EPC Band TBC.





SUTTON COMMON ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDINGS 939 SQ.FT (87 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDINGS 814 SQ.FT (76 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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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