

FOR SALE



Poplar Road, Sutton, Cheam, SM3
£535,000 Freehold

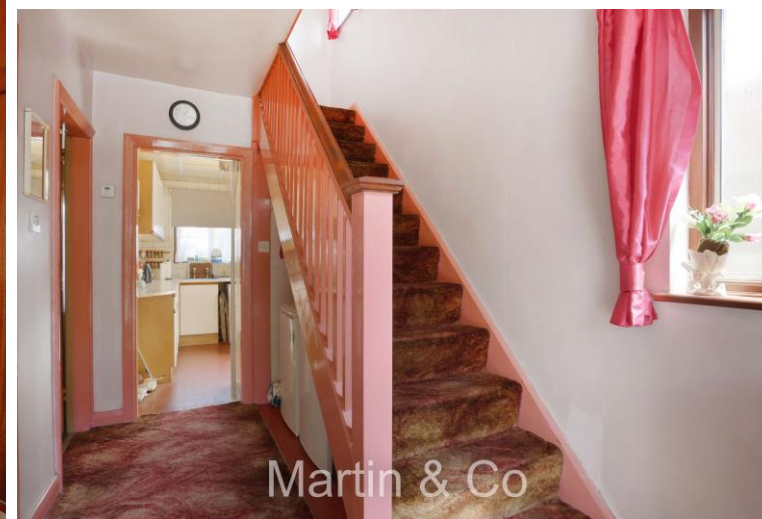
MARTIN&CO



Poplar Road, Sutton, Cheam, SM3

3 Bedrooms, 2 Receptions, Kitchen,
Bathroom, WC. Parking, Large Garden

- SEMI DETACHED FAMILY HOUSE
- 2 RECEPTION ROOMS
- SEPARATE KITCHEN
- 3 BEDROOMS
- BATHROOM & CLOAKROOM
- PARKING ON THE DRIVEWAY 2 + CARS
- CLOSE TO GLENTHORNE HIGH SCHOOL
- REQUIRES MODERNISATION
- POTENTIAL TO EXTEND (STPP)
- EXCELLENT LOCAL SCHOOLS
- NO CHAIN
- VIEWING RECOMMENDED
- KEYS HELD



NO CHAIN. UNMODERNISED HOUSE. A spacious Semi-Detached 3 bedroom family house, in a popular residential area, close to local parks & excellent schools including Glenthorne High School. Ready for another family to make the house their own, with huge potential to redevelop/extend to the rear or onto the loft (STPP). The area is well serviced by local bus routes for access to Sutton Common Station, Morden tube Station, North Cheam High Street & Sutton Town Centre, as well as local supermarket stores.

Two good sized reception rooms & a kitchen on the ground floor, 3 good sized bedrooms, bathroom & cloakroom on the first floor. Externally the house has wider side access, ample parking for 2+ cars on the driveway and a 77 ft x 24'10 ft large rear garden.

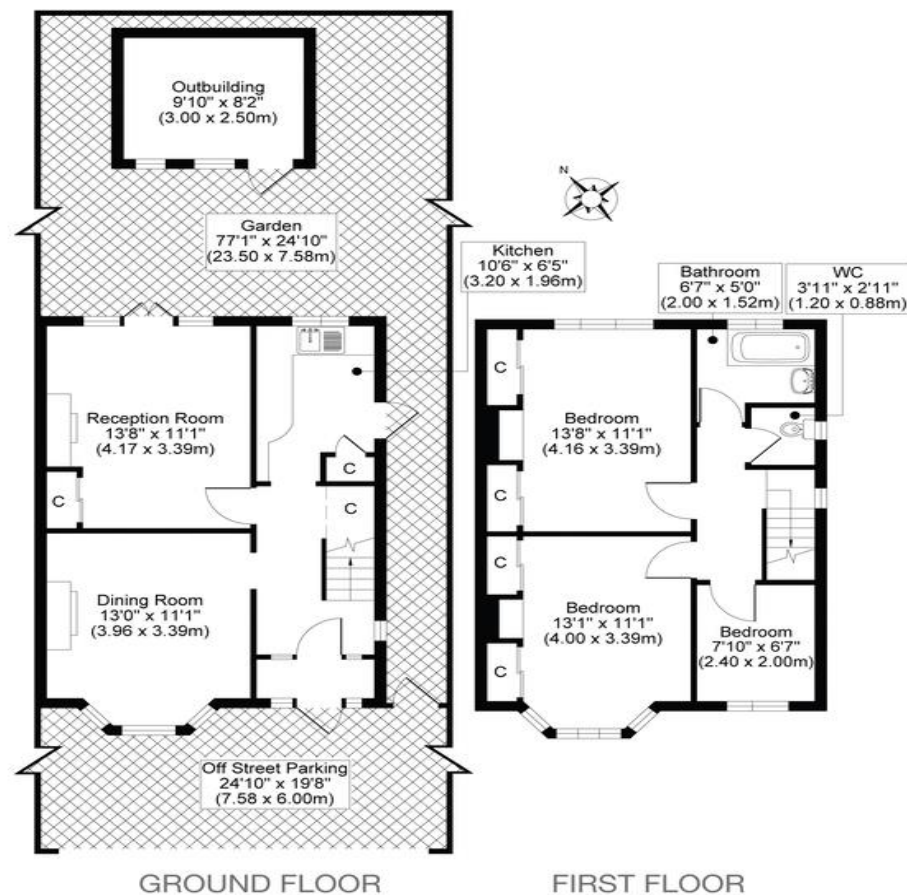
VIEWING HIGHLY RECOMMENDED. SOLE AGENT. KEYS HELD.

Sutton Council Tax Band E = £2,774.10 pa. EPC Band D

Agents Note: 27 years ago the house was underpinned in one corner. The tree in street was removed, no issues since for insurance.



POPLAR ROAD, SM3
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1001 SQ.FT (93 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 920 SQ.FT (85 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 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 and availability of your funds in order that our client may make an informed decision

