

**FOR SALE**



**Ash Road, Sutton, SM3**  
**Asking Price of £395,000 FREEHOLD**

**MARTIN&CO**



## Ash Road, Sutton, SM3

Semi Detached 2 Bedroom House,  
Bathroom, Gardens & Parking Space.

**Asking Price of £395,000**

- SEMI DETACHED 2 BEDROOM HOUSE
- FREEHOLD
- FRONT & REAR ENTRANCE OPTIONS
- SPACIOUS LIVING/DINING ROOM WITH
- ACCESS TO KITCHEN
- FRONT SIDE ACCESS TO ASH ROAD
- PRIVATE LARGE REAR GARDEN & GATE
- DECKED AREA FOR BARBEQUES
- ALLOCATED PARKING SPACE TO REAR
- DOUBLE & LARGE SINGLE BEDROOMS
- WHITE BATHROOM SUITE
- LARGE LOFT FOR STORAGE
- VEHICLE ACCESS VIA MEWS DRIVEWAY
- ALL ELECTRIC PROPERTY
- CLOSE TO LOCAL SHOPS & ASDA
- BUS ROUTES TO MORDEN TUBE
- EXCELLENT LOCAL SCHOOLS
- SOLE AGENT
- VIEWING HIGHLY RECOMMENDED
- KEYS HELD



A good sized 2 bedroom Semi Detached Mews house, off Ash Road, with own parking space and a lovely private rear garden. This all electric 2 storey property is back to back with other houses, offering similar internal space to more expensive 2 bedroom flats locally, but Freehold not a leasehold. Front door, entrance hall, good sized living/dining room with double doors to the deck & garden, kitchen & understairs storage.

The first floor has 2 bedrooms, a bathroom and access to a large loft for storage. The front access is via a shared side path with the house to front, then own gate & private front garden walkway to the front door. The rear garden has a rear gate to your own allocated parking space, accessed via the main Mews driveway. This can be used as a rear entrance also. Viewing Highly Recommended.

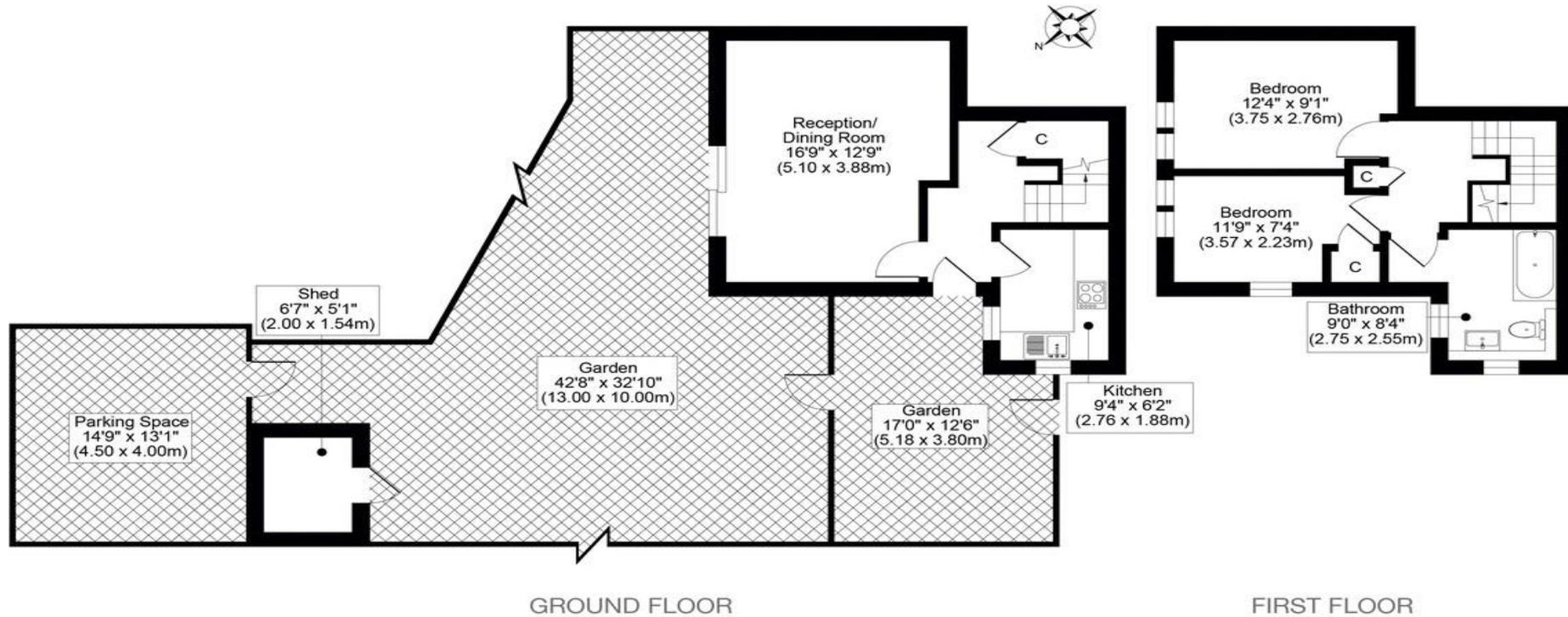
EPC Band D. Sutton Council Tax Band D = £2,269.72 pa.

Agent Note: There is an Annual Service Charge of £644.29, for the upkeep of the Mews communal areas & driveway.



## OAKDENE MEWS, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING SHED 728 SQ.FT (68 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING SHED 695 SQ.FT (65 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

**MARTIN&CO** The Property Ombudsman