



# 1 TONFIELD ROAD

## SURREY, SM3 9JP

**£650,000**  
**FREEHOLD**

This large, semi-detached freehold house sits on a quiet, residential street close to many local parks and excellent schools making it the perfect property for a growing family. The property also benefits from a private garage to the side and a large front drive and there is ample scope of development/extending (STPP).

There is a spacious hallway as you enter the property and a large through lounge and dining area, a separate kitchen and a utility room which leads to a large rear garden. Upstairs there are two double bedrooms, a single bedroom and a family bathroom suite. There is also an attic/loft space, which is currently used for storage.

The property is extremely well serviced by the many local bus routes, which access to Sutton Common Station, Morden tube Station, North Cheam High Street and Sutton Town Centre. There is also a variety of amenities nearby, as well as several local supermarket stores and restaurants.

**DouglasPryce**

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Approx Gross Internal Area = 85.55 sq m / 921 sq ft

Garage = 9.68 sq m / 104 sq ft

Sheds = 3.03 sq m / 33 sq ft

Total = 98.26 sq m / 1058 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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