



Vicarage Road, Sutton, SM1

Offers In Excess Of £425,000





Period 2-bed semi-detached house, 0.3 miles to Sutton station (London Victoria in 30 mins), close to High Street, spacious living, open-plan kitchen/diner, additional downstairs WC, original features (739 sq ft).



Key Features

- EPC Rating: D
- Freehold
- Semi-Detached Period Property
- Two Double Bedrooms
- 0.3 miles to Sutton station – London Victoria in ~30 mins
- Downstairs WC and 4-piece upstairs bathroom
- Private, low-maintenance patio garden with side access
- Walking distance to Sutton High Street, Manor Park & top-rated eateries
- Original Period Features
- Open Day Saturday 31st June - Between 12pm - 2pm









Welcome to Vicarage Road, an inviting Edwardian semi-detached cottage perfectly suited to first-time buyers, offering charm, convenience, and character, all set within approximately 739 sq ft of living space. Lovingly cared for by its current owner since 2007, this delightful two-bedroom home combines traditional elegance with comfortable, modern living.

Entry is via a side access, where you'll immediately appreciate the high ceilings that enhance the spacious feel throughout. To the right of the hallway lies a charming front reception room, featuring a striking original fireplace and beautiful bay windows, ideal for relaxing evenings at home. To the left is an open-plan kitchen and dining room, thoughtfully designed with ample countertop space and a blend of overhead and under-counter cupboards for storage. There's ample space for all essential appliances, complemented by an integrated electric oven, gas hob, and cooker hood. Additional practicalities include a useful under-stairs cupboard and a convenient downstairs WC.



Step outside from the dining area onto a fully paved, low-maintenance, northwest-facing garden. This inviting outdoor space, complete with side access, is perfect for summer barbecues or simply unwinding in the afternoon sun with friends and family.

The first floor features two generously sized double bedrooms, each equipped with built-in storage to maximise living space. One bedroom faces the tranquil rear garden, while the other overlooks the pleasant street below. A spacious landing provides access to the



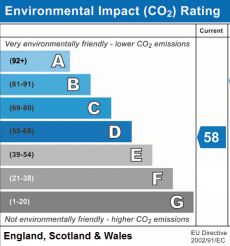
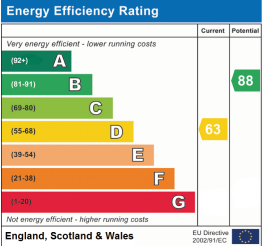
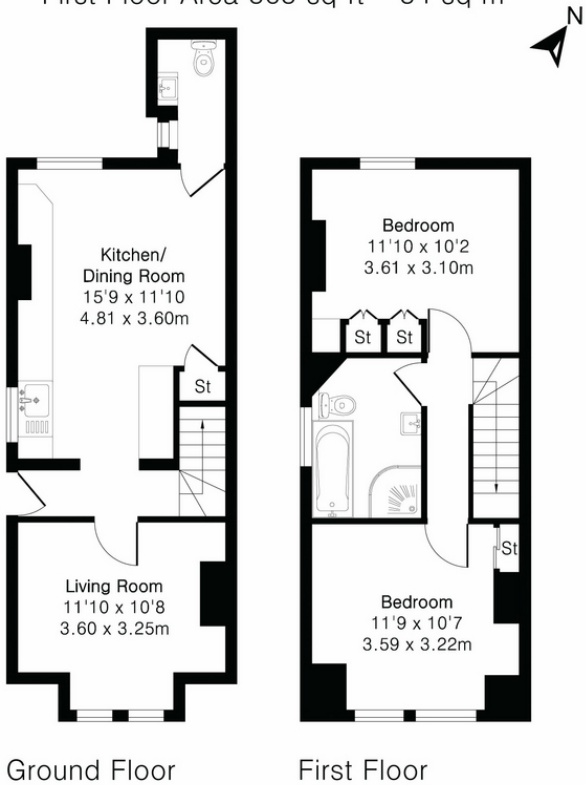




Approximate Gross Internal Area 739 sq ft - 69 sq m

Ground Floor Area 376 sq ft – 35 sq m

First Floor Area 363 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure Type: Freehold
Council Tax Band: C
Council Authority: Sutton

