



Sutton Common Road  
Sutton, SM1 3HP  
Offers over £415,000



# Sutton Common Road, Sutton, SM1 3HP

FANTASTIC VALUE! Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice on the market, with you possibly having to settle with a lovely looking yet maintenance heavy older property or more modern houses that maybe loses some of that aesthetic appeal you love - with any of these choices possibly being in a location that just isn't quite right. Sutton Common Road is the solution to your problem! Positioned within a central Sutton development that is convenient and friendly, you really can have it all. Pulling up to your home after a hard day at work or just relaxing in your low maintenance rear garden, you'll look back up at your house and won't be disappointed with just how lovely it is. Inside, the contemporary layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The well-proportioned lounge/diner is a perfect place to chill out with a good book or throw one of your dinner parties, whilst to the front of the house, the kitchen has a good degree of space to cook up a storm in, with a cloakroom adjacent. Upstairs, the house continues to offer everything you could ever need, with a with two double bedrooms, one of which could even incorporate a home office area. There is also a family bathroom, a great space to unwind in after a hard day of zoom calls. So, what about location? Well you really are in the center of it all here, being within a short walk into Sutton, with a vast selection of shopping facilities, restaurants and bars, with excellent transport links whizzing you up to town in no time at all. So, downsides? Well if you consider the property also has a parking and no onward chain, we're struggling to find any!



## GROUND FLOOR

Hallway

Living/Dining Room  
14'11 x 12'8 maximum (4.55m x 3.86m maximum)

Kitchen  
8'2 x 6'8 (2.49m x 2.03m)

Cloakroom

## FIRST FLOOR

Bedroom  
12'8 x 8'3 (3.86m x 2.51m)

Bedroom  
12'8 x 8' (3.86m x 2.44m)

Bathroom  
6'6 x 6'6 (1.98m x 1.98m)

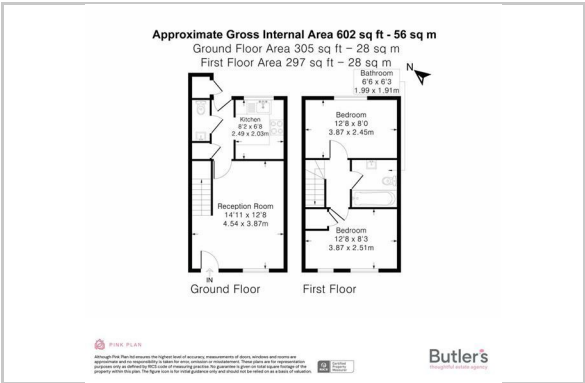
OUTSIDE

Allocated Parking

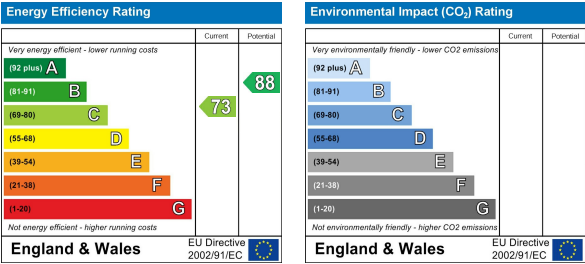
## Area Map



## Floor Plan



## Energy Efficiency Graph



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