



St. Barnabas Road

Sutton, SM1 4NS

Guide price £350,000



# St. Barnabas Road, Sutton, SM1 4NS

GUIDE PRICE £350,000 - £375,000 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 of quality properties on the market, with you possibly having to settle for something that isn't quite right. The great news is that St. Barnabus Road just ticks so many boxes, with this particular property being offered in good condition throughout, with it also being one of the most spacious and unique of its type in the area. Positioned within a convenient & desirable location you really can have it all. Pulling up to your home after a day at work you'll be delighted to step foot back into your wonderful home. The spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The extremely large kitchen is a great place to cook up a storm in, with a fabulous amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties. When this happens and you offer your friends to spend the night, this home has the bonus a second bedroom, which could even be a dedicated work area, keeping that master bedroom totally free to be your sanctuary of style and peace. So what about the rest of the apartment? We are happy to report, things get even better! The living/dining room is stunning with a large bay window flooding the room with light and a bathroom to relax in after a hard day at work. The property also boasts a private garden accessed from the outside, with dedicated parking behind. So we urge you to do one thing a book a viewing as there really is no compromise here, just come with the expectation that you'll be falling head over heels in love!



## FIRST FLOOR

Hallway

Living/Dining Room

18' x 13'1 (5.49m x 3.99m)

Kitchen

14'4 x 10'2 (4.37m x 3.10m)

Bedroom

14'8 x 11'6 (4.47m x 3.51m)

Bedroom

14'8 x 5'6 (4.47m x 1.68m)

Bathroom

7'11 x 6'4 (2.41m x 1.93m)

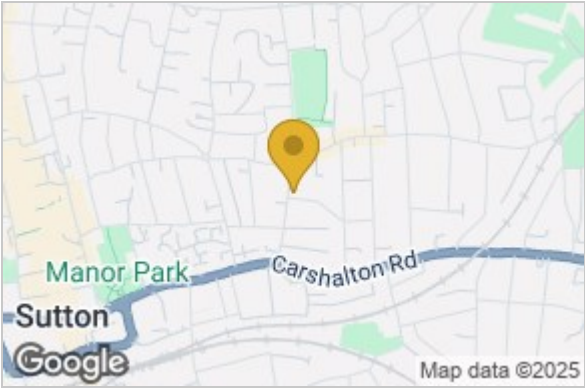
Separate W/C

OUTSIDE

Private Rear Garden

Allocated Parking Bay

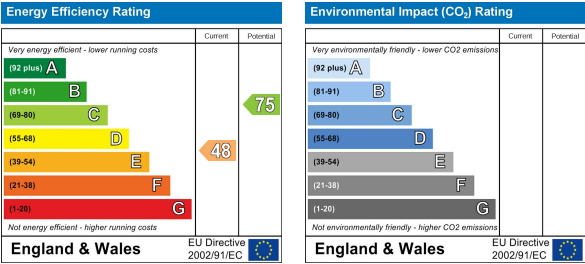
## Area Map



## Floor Plan



## Energy Efficiency Graph



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