



## Collingwood Road Sutton, SM1 2RB

Positioned in one of Sutton's most convenient roads this property has so much to offer. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Collingwood road will surpass your expectations, as it's just a quick stroll into the high street, with outstanding schooling and Sutton station providing quick links into the City - sofa to London in just under an hour, amazing! So what about inside the property? Having a generous kitchen/dining area, this property is perfect for hosting those dinner parties and entertaining all of your friends and family. During the summer months you can open up the door from the kitchen and spill straight out into the sunny rear garden. Upstairs, this house doesn't let you down; with two generous bedrooms, there will be no grumbles from the kids or guests with their room! So if you're looking for your first home to put your own stamp on, downsizing or ready for your next investment, you will not want to miss this one.

£400,000

# Collingwood Road

Sutton, SM1 2RB



- 2 bedroom terrace home
- Great transport links
- Fantastic transport links
- NO ONWARD CHAIN
- 2 Double bedrooms
- Large kitchen /dining area
- Close to high street and local amenities

## GROUND FLOOR

Living Room

13'4 x 10'8 (4.06m x 3.25m)

Kitchen

13'2 x 10'8 (4.01m x 3.25m)

Bathroom

## FIRST FLOOR

Bedroom

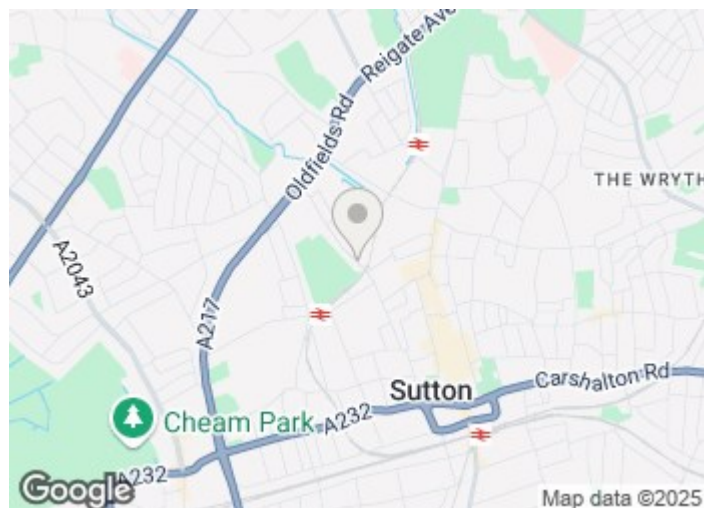
13'11 x 10'10 (4.24m x 3.30m)

Bedroom

13'3 x 10'10 (4.04m x 3.30m)

## OUTSIDE

Rear Garden



Directions

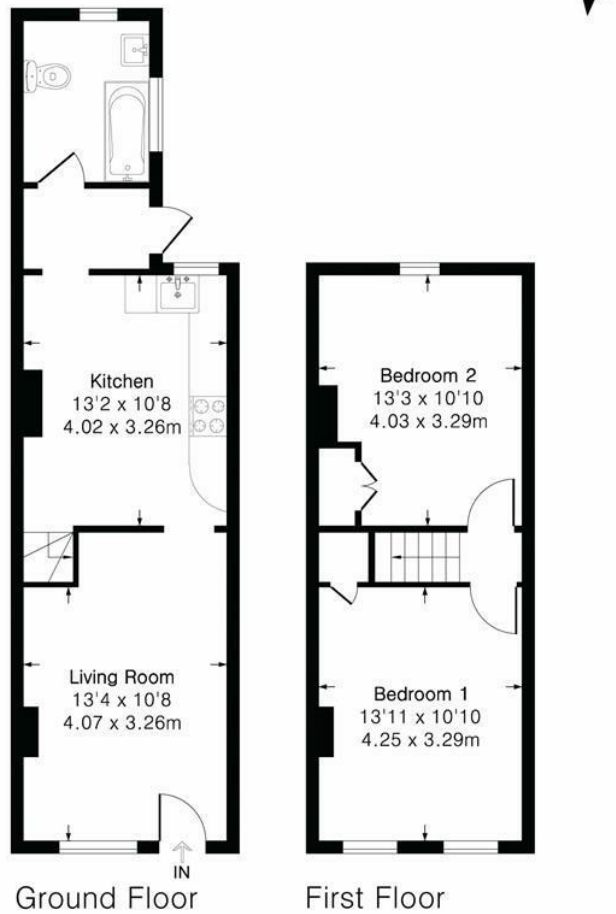






Floor Plan

**Approximate Gross Internal Area 725 sq ft - 68 sq m**  
Ground Floor Area 407 sq ft – 38 sq m  
First Floor Area 318 sq ft – 30 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		