



Camden Road
Sutton, SM1 2RE
Asking price £500,000



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This modern build, end or terrace home is in need of refurbishment but comes with bags of potential, especially being set in such a fabulous location. Have you ever dreamed of living in a quiet development, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Buses and Sutton Mainline/West stations provide quick links into the City, so you can be into London in well under an hour. Despite all of this, sitting in your generously sized rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over when the work is done. Within the home, you'll appreciate the opportunity to create a space that is bespoke for you and your family. Inside, the layout of the ground floor currently offers a huge amount of versatility, with two reception rooms, kitchen and cloakroom. Upstairs, there is space in abundance, with three bedrooms, it will be a tough choice about which one to make your own. Finishing off the house internally is a bathroom serving all the rooms. On the outside there is a carport - with the bonus of a front garden flanked by additional off street parking to the front.



GROUND FLOOR

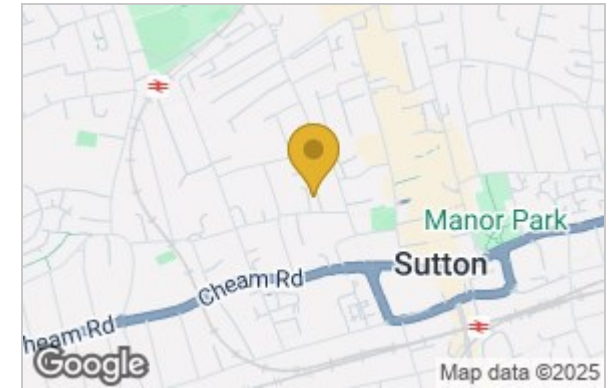
- Hallway
- Living Room
13'6" x 11'4" (4.11m x 3.45m)
- Dining Room
9'6" x 6'9" (2.90m x 2.06m)
- Kitchen
11'9" x 7'3" (3.58m x 2.21m)
- Cloakroom
5'4" x 2'6" (1.63m x 0.76m)

FIRST FLOOR

- Landing
- Bedroom
12'10" x 8'7" (3.91m x 2.62m)
- Bedroom
12'7" x 8'6" (3.84m x 2.59m)

- Bedroom
7'4" x 6' (2.24m x 1.83m)
- Bathroom
7'2" x 6' (2.18m x 1.83m)
- OUTSIDE
- Rear Garden
- Carport
- Parking

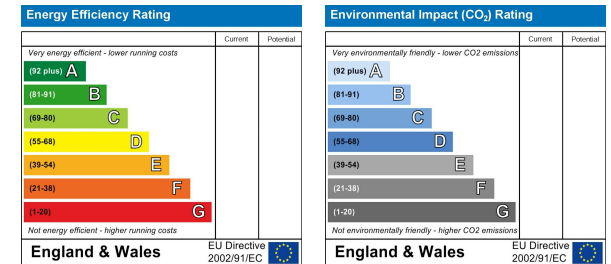
Area Map



Floor Plan



Energy Efficiency Graph



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