



45 B Church Hill Road, Sutton, SM3 8LF

£575,000



Four bedroom family home presented in excellent order throughout in a highly sought after location sold with no onward chain! Boasting large room dimensions with bright aspects comprising; Front aspect lounge, open plan kitchen dining room, three first floor bedrooms with family bathroom and converted loft / bedroom four. To the rear is a south facing garden with patio and rear access with off street parking to the front.

- No onward chain!
- New combination boiler
- South facing garden
- Four bedrooms
- Double glazed throughout
- Wood flooring throughout
- Off street parking for x2 cars
- Further scope to extend (stpp)
- Bathroom with shower
- Catchment for outstanding State & Grammar schools

