



Marlow Drive, Sutton

The **PERSONAL** Agent

# Offers In Excess Of £600,000 Freehold

- Attractive End Of Terrace House
- Entrance Hall
- Downstairs Shower/Utility Room
- Through Lounge/Dining Room
- Modern Kitchen
- Three Bedrooms
- Family Bathroom
- Level Rear Garden With Fully Equipped Home Office
- Driveway and Detached Garage
- Popular Residential Area



A well presented three bedroom end of terrace house with ground floor rear extension, driveway and detached garage with a level rear garden and fully equipped home office/studio situated in a popular residential road. Viewing Highly Recommended.

The property is approached via a driveway with parking for two vehicles leading to a covered front entrance with door to the hallway with stairs to the first floor landing with under stairs storage and door to a handy downstairs shower/utility room with fully tiled walls and a matching suite in white comprising corner shower, wash hand basin with vanity storage beneath, low flush W.C, worktops with space and plumbing for appliances and a obscured double window to the side.

On the ground floor is a bright and spacious through lounge with a feature fire display recess and a double glazed bay

window to the front aspect, open plan to a dining area with double glazed sliding patio doors overlooking and leading to a level rear garden. and a modern fully fitted kitchen with matching range of floor and wall mounted units in white, off-set by complementary handles and incorporating walnut effect worktops with hob and electric oven and grill, laminate wood effect flooring and double glazed window to the rear aspect.

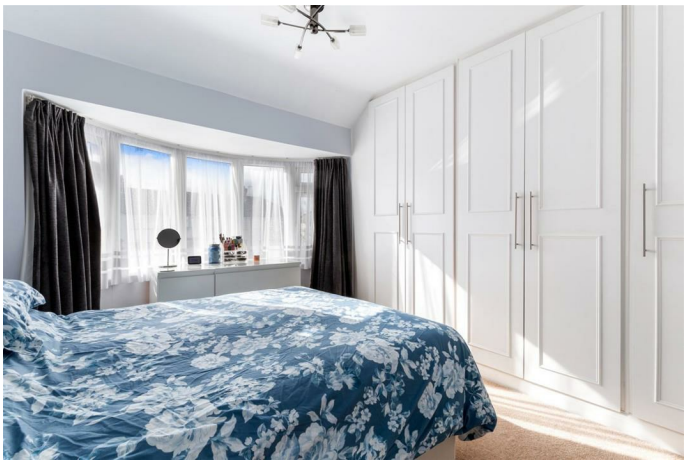
Off the landing are three good sized bedrooms all with double glazed windows and a large family bathroom.

The rear garden is laid mainly to lawn with paved patio area with plenty of space for table and chairs, detached garage with power and outside security light. To the rear of the garden is a insulated home office/studio fully equipped with power and lighting and high speed internet connection and a wooden timber shed.

The property is situated near both Sutton and Worcester Park town centres with its excellent shopping facilities, bars and restaurants. West Sutton mainline station is also nearby with fast and frequent rail services to London terminals.

By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Tenure - Freehold

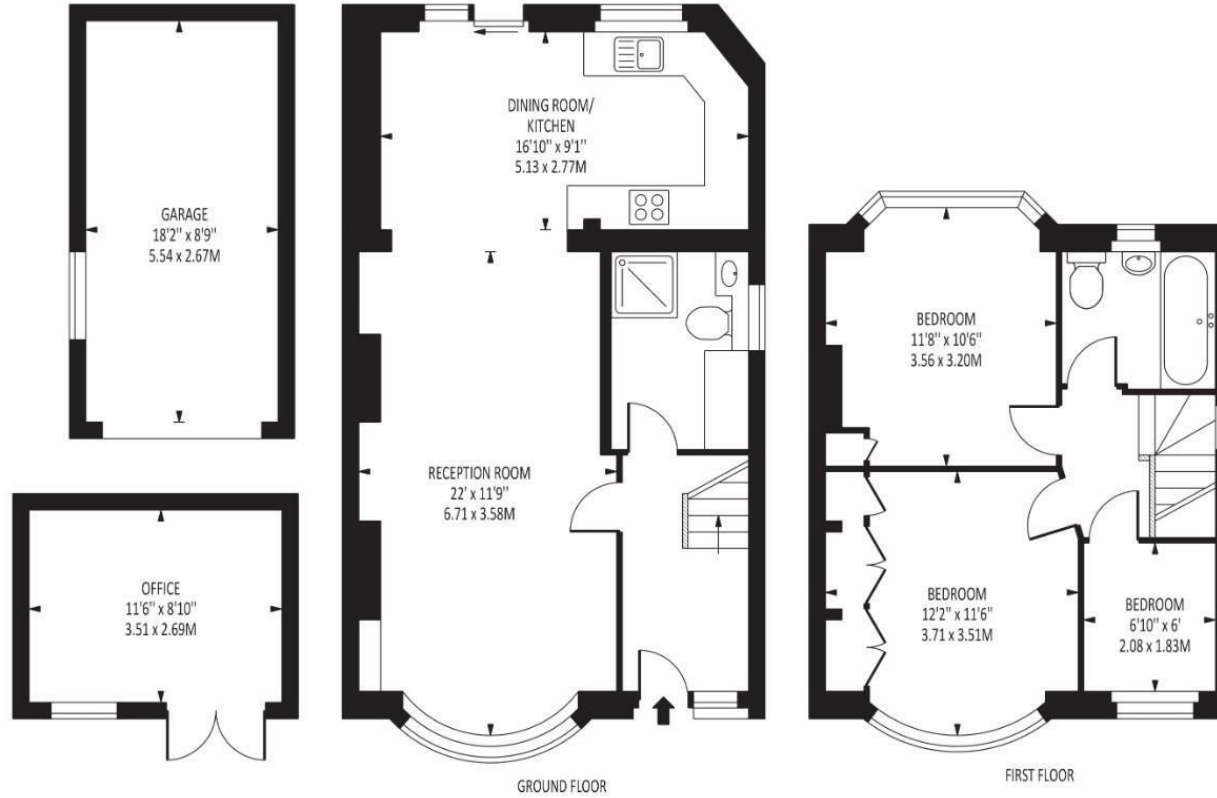




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## Marlow Drive

Total Area: 1177 SQ FT • 109.35 SQ M  
 (Including Office & Garage)  
 Garage Area: 159 SQ FT • 14.79 SQ M  
 Office Area: 102 SQ FT • 9.44 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

