



St. Albans Road, Sutton

The **PERSONAL** Agent



# Offers In Excess Of £600,000 Freehold

- 1970's Semi Detached House
- Driveway with Ample Parking
- Bright Entrance Hall
- Fully Fitted Kitchen
- Spacious Lounge/Dining Room
- Four Good Sized Bedrooms
- Modern Family Bathroom
- Level and Secluded Rear Garden
- Integral Garage With Conversion Potential
- Quiet No Through Road

This semi-detached house with driveway and integral garage presents an excellent opportunity for families seeking a comfortable and spacious home and is nestled down a quiet no through road close to local shops, schools and transport links.

Upon entering, you are welcomed into a bright and airy hallway with a generous lounge and dining room to the rear with double glazed sliding patio doors, ideal for both relaxation and entertaining. The fully fitted kitchen is designed for practicality and ease, making meal preparation a delight.

The layout of the home ensures a harmonious flow between the living areas, creating a warm and inviting atmosphere.

Upstairs is where this home really shines with four



generously proportioned bedrooms and a modern family bathroom.

The property features a level lawned rear garden, providing a wonderful outdoor space for children to play or for hosting summer gatherings. Additionally, the driveway accommodates parking for up to three vehicles, a valuable asset in this sought-after area. The integral garage not only offers further parking options but also presents potential for conversion, allowing you to tailor the space to your needs.

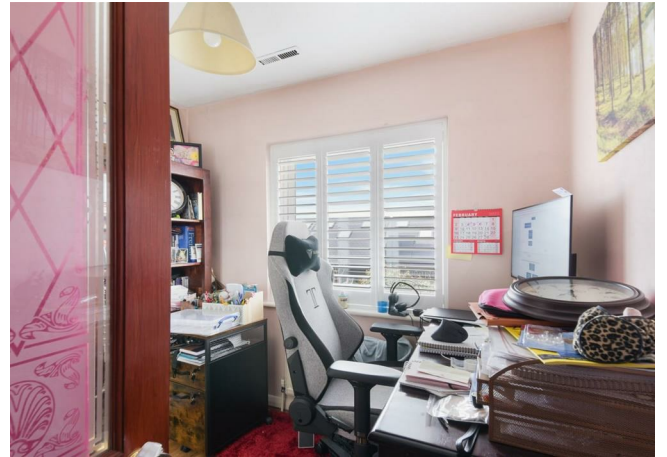
This semi-detached house is a fantastic choice for those looking to settle in a vibrant community, with local amenities and transport links conveniently close by. With its spacious interiors and potential for personalisation, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful house your new home.

The property is situated in Sutton town centre with its excellent shopping facilities, bars and restaurants. Sutton mainline station is also a short walk away 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  
Council Tax: Currently Band 'E'









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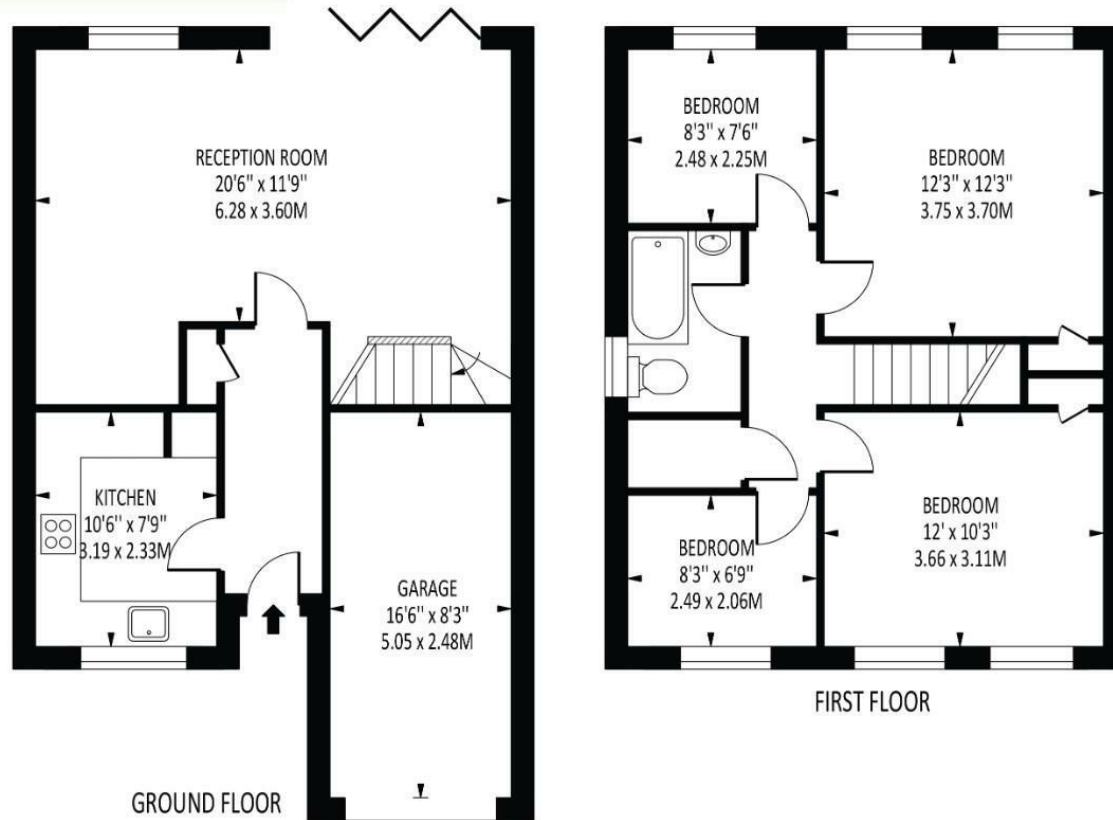


St. Alban's Road

Total Area: 1111 SQ FT • 103.22 SQ M

(Including Garage)

Garage Area : 135 SQ FT • 12.52 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
England & Wales		EU Directive 2002/91/EC

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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.



