



**Oldfields Road, Sutton, SM1 2LZ**

**welcome to**  
**Oldfields Road, Sutton**

On the ground floor you have a well presented kitchen space. The kitchen is fully integrated with modern features throughout, you have a living area with further space for a dining table or family living. The room benefits French doors flooding the space with light; In addition, you have a separate living area for cosy evenings away from the kitchen, or alternatively this can be used as a bedroom.

The garden is low maintenance with a shed for storage!

Making your way up to the first floor, you have two double bedrooms, and a third bedroom which alternatively could be used as a dressing room or study.

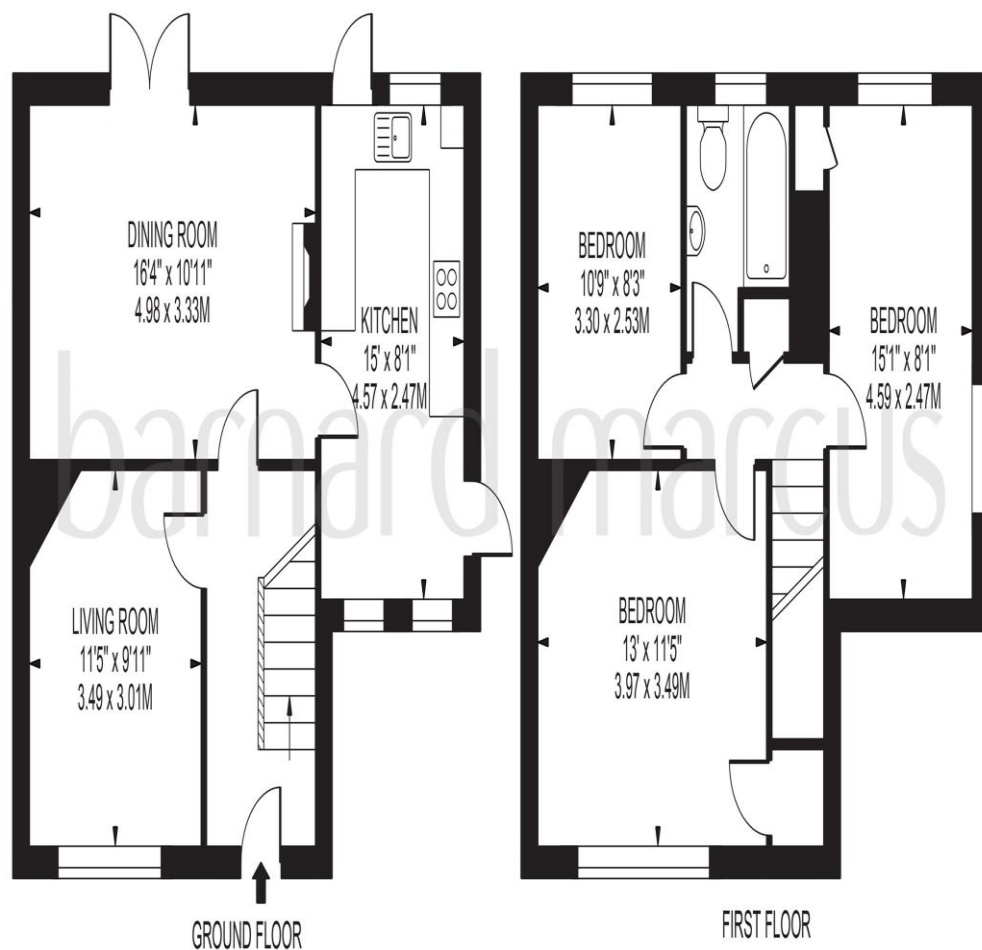
Further features would include plenty of loft storage and a driveway for two cars.

This property is not one to be missed!



# OLDFIELDS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 981 SQ FT - 91.14 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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 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.



welcome to

## Oldfields Road, Sutton

- Three Good Size Bedrooms
- Two Receptions
- Modern Kitchen
- Semi-detached
- Big Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUT107795 - 0007

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**020 8643 8245**



[Sutton@barnardmarcus.co.uk](mailto:Sutton@barnardmarcus.co.uk)



9 Station Parade, SUTTON, Surrey, SM2 5AD



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**