



**Colburn Way, Sutton SM1 3AU**

**welcome to**  
**Colburn Way, Sutton**

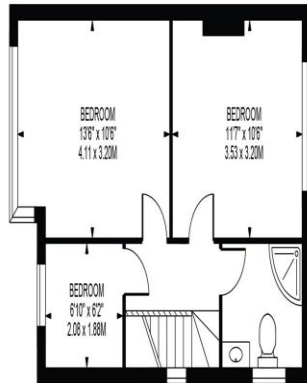
Colburn way is situated in the heart of SM1 and is perfectly located to a number of well positioned transport links, local schools and amenities. This lovely 3 bedroom semi has so much to offer and would make the ideal purchase for a family looking for there forever home, the ground floor comprises of a double aspect reception room, separate kitchen and utility area, downstairs toilet and shower and the benefit of an additional store room. Upstairs you have two double bedrooms and one single and a modern family bathroom. Externally you have a beautiful east facing rear garden and a large driveway for off street parking to the front. This property is ideal for anyone looking to extend STPP, viewings are highly advised.



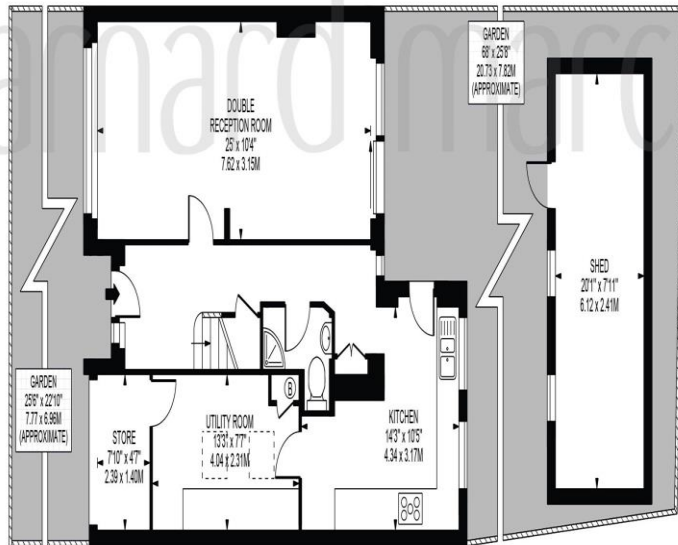
## COLBURN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1097 SQ FT - 101.91 SQ M  
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 159 SQ FT - 14.75 SQ M



FIRST FLOOR



GROUND FLOOR

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 OR 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.



welcome to

## Colburn Way, Sutton

- 3 bedroom semi-detached home
- Further potential to extend SSTP
- Well presented throughout
- Popular residential location
- Perfectly located for outstanding schools

Tenure: Freehold EPC Rating: E

offers in the region of

**£575,000**



**view this property online** [barnardmarcus.co.uk/Property/SUT108790](https://barnardmarcus.co.uk/Property/SUT108790)

Please note the marker reflects the postcode not the actual property



Property Ref:  
SUT108790 - 0028

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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