



**Langley Park Road, Sutton SM2 5HF**



**welcome to**  
**Langley Park Road, Sutton**

This property has been cared for by the current owners. On the ground floor you have a well presented family kitchen/dining area. The kitchen is fitted with eye and base level units, in addition partial integrated appliances. You have a well sized entrance hall and a separate W/C Moving up to the first floor, there is a well sized living room which has direct access to a beautiful balcony overlooking the rear garden, a master bedroom with built in storage and an en-suite bathroom. On the second floor, there are three more bedrooms, all generous in size and a modern family bathroom. Additional features include a well maintained garden, a garage and a separate driveway. Viewing by appointment only.



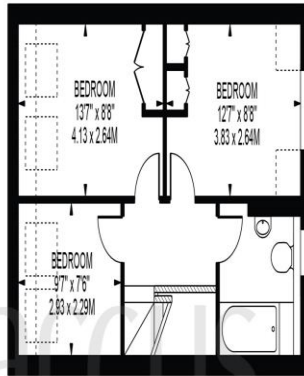
# LANGLEY PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1309 SQ FT - 121.59 SQ M

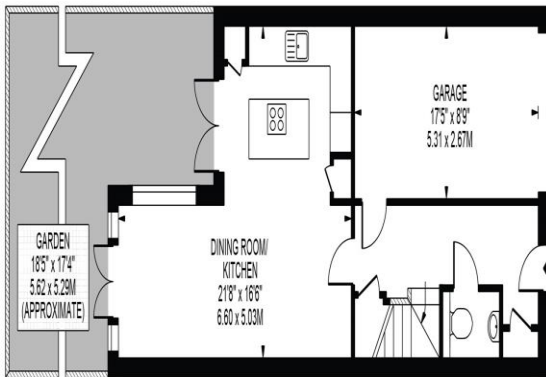
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 40 SQ FT - 3.69 SQ M

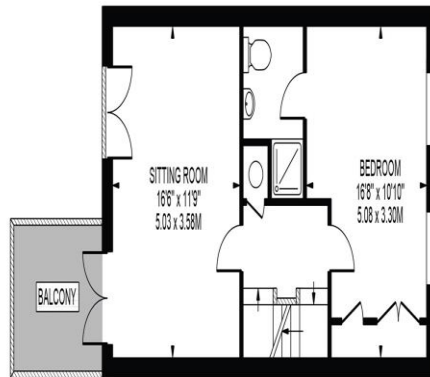
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 153 SQ FT - 14.18 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST 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

## Langley Park Road, Sutton

- Modern town house
- Beautifully presented throughout
- Garage & Driveway
- Popular SM2 Location
- Catchment area to a number of excellent local schools

Tenure: Freehold EPC Rating: C

# £735,000



**view this property online** [barnardmarcus.co.uk/Property/SUT109528](https://barnardmarcus.co.uk/Property/SUT109528)

Please note the marker reflects the postcode not the actual property



Property Ref:  
SUT109528 - 0003

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.



barnard marcus



**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)