



Avenue Road, Sutton SM2 6JB

welcome to

Avenue Road, Sutton

This charming bungalow in a quiet location offers three bedrooms, a newly refurbished kitchen and a tranquil conservatory with garden views. Viewings by appointment only.

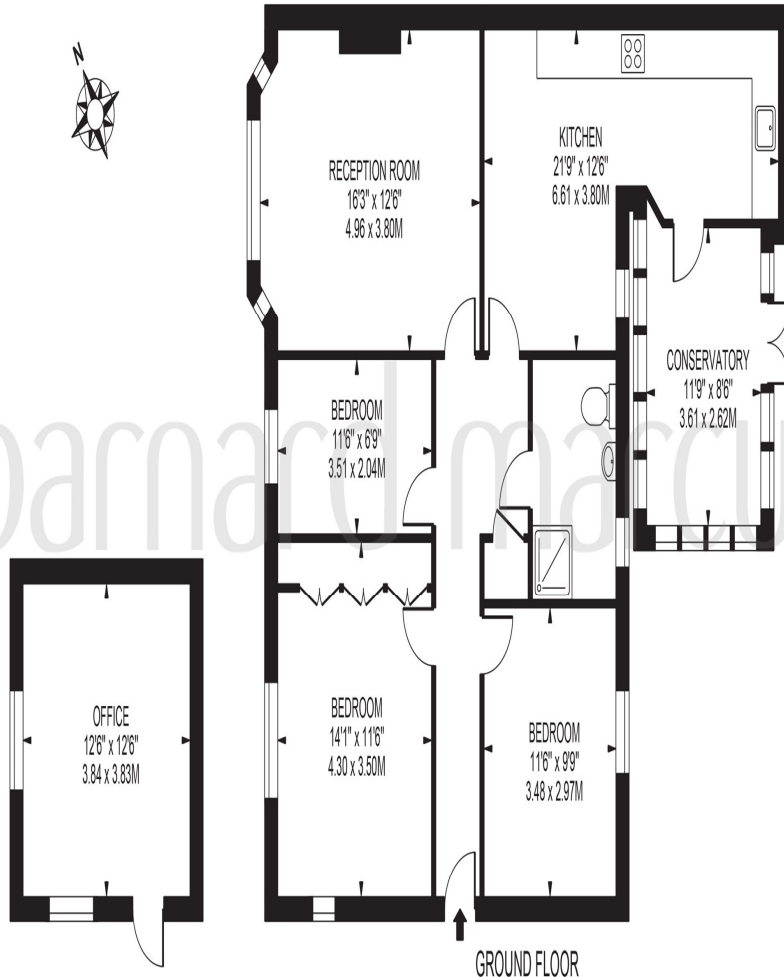


AVENUE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1074 SQ FT - 99.78 SQ M

(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 158 SQ FT - 14.71 SQ M



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.



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- Large cabin at the rear of the garden
- Open-plan kitchen with wood countertops
- Ample natural light throughout property
- Designated dining area for entertaining guests
- Conservatory with garden views

Tenure: Freehold EPC Rating: D

guide price

£685,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT109730](https://www.barnardmarcus.co.uk/Property/SUT109730)



Property Ref:
SUT109730 - 0009

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