



barnard marcus

Egmont Road, Sutton SM2 5JR

welcome to
Egmont Road, Sutton

This charming semi-detached property, located in a sought-after area, is now available for sale. In need of modernising, this spacious home offers great potential for those looking to add their personal touch.

Featuring two reception rooms, with a combined Kitchen and Breakfast room, this property provides ample space for entertaining guests or simply relaxing with the family.

The six bedrooms and two bathrooms with additional ground floor toilet offer plenty of accommodation for larger families or those in need of extra space.

Situated near schools and boasting period features, this home is ideal for families looking to settle down in a vibrant community. This property occupies a corner plot with off-street parking to the front, large rear garden, and the addition of a separate double garage provides convenient extra parking or storage space.

Don't miss the opportunity to transform this property into your dream home. With its generous proportions and unique features, this property is sure to attract those seeking a project with great potential. Contact us today to arrange a viewing and discover the possibilities that this property has to offer.



EGMONT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2380 SQ FT - 221.12 SQ M

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 65 SQ FT - 6.08 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 289 SQ FT - 26.88 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.



welcome to

Egmont Road, Sutton

- Semi-detached property in sought-after area
- Spacious with two reception rooms
- Six bedrooms and two/three bathrooms
- Ideal for larger families or investors
- Near schools and period features

Tenure: Freehold EPC Rating: D

offers in excess of

£1,000,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT109289



Property Ref:
SUT109289 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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