

Woodstock Avenue, Sutton SM3 9EG



# welcome to

### Woodstock Avenue, Sutton

This desirable three-bedroom detached property in a sought-after location offers ample living space for families, featuring a sizeable reception room, modern kitchen, generous bedrooms, large bathroom, garage, off-street parking, and a spacious corner plot garden with potential to build on or extend





For sale is this desirable three-bedroom detached property, situated in a sought-after location with excellent public transport links, nearby schools, and local amenities. The property is presented in good condition and offers ample living space for families. The property benefits from a sizeable reception room, featuring large windows that bathe the room in natural light, wood flooring, and direct access to the tranquil garden. The modern kitchen boasts the latest appliances and elegant marble countertops, making it an ideal space for preparing family meals. The property is complete with three bedrooms. The first two bedrooms are generously-sized doubles, the third bedroom, while still spacious, could also function well as a nursery or home office. The large bathroom complements the bedrooms perfectly, providing ample space for morning or evening routines.

One of the unique features of this property is the garage, offering additional storage or parking space. There is also off-street parking available, a valuable asset in this busy location. The property is situated on a corner plot, providing a larger than average garden in addition plenty of potential to extend and develop.

In conclusion, this property would be ideal for a family seeking a wellproportioned, detached home in a convenient location with excellent transport links and local amenities. The addition of a garage, parking, and a corner plot garden only add to the appeal of this delightful home.











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## Woodstock Avenue, Sutton

- Desirable detached property
- Large reception room with natural light
- Modern kitchen with marble countertops
- Three generously-sized bedrooms
- Garage for additional storage/parking

Tenure: Freehold EPC Rating: D

# £675,000





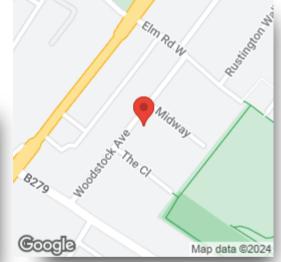
# view this property online barnardmarcus.co.uk/Property/SUT109786



Property Ref: SUT109786 - 0005 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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Please note the marker reflects the postcode not the actual property

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