



**Bushey Road, Sutton SM1 1QS**

**welcome to**  
**Bushey Road, Sutton**

The property features a generous number of three bedrooms, making it an ideal choice for families or those requiring extra space for guests or a home office. The single bathroom has been meticulously maintained, offering a functional and comfortable space for daily rituals.

A welcoming reception room serves as the heart of the home, providing an intimate setting for family gatherings or quiet evenings in. It's worth noting that the property does not include a kitchen, offering a unique opportunity for the new owners to design and install a kitchen that meets their exact needs and specifications.



A stand-out feature of this property is the inclusion of a garage, providing secure off-street parking or additional storage space. A beautifully manicured garden is also available, offering a tranquil outdoor space for relaxation or entertainment.

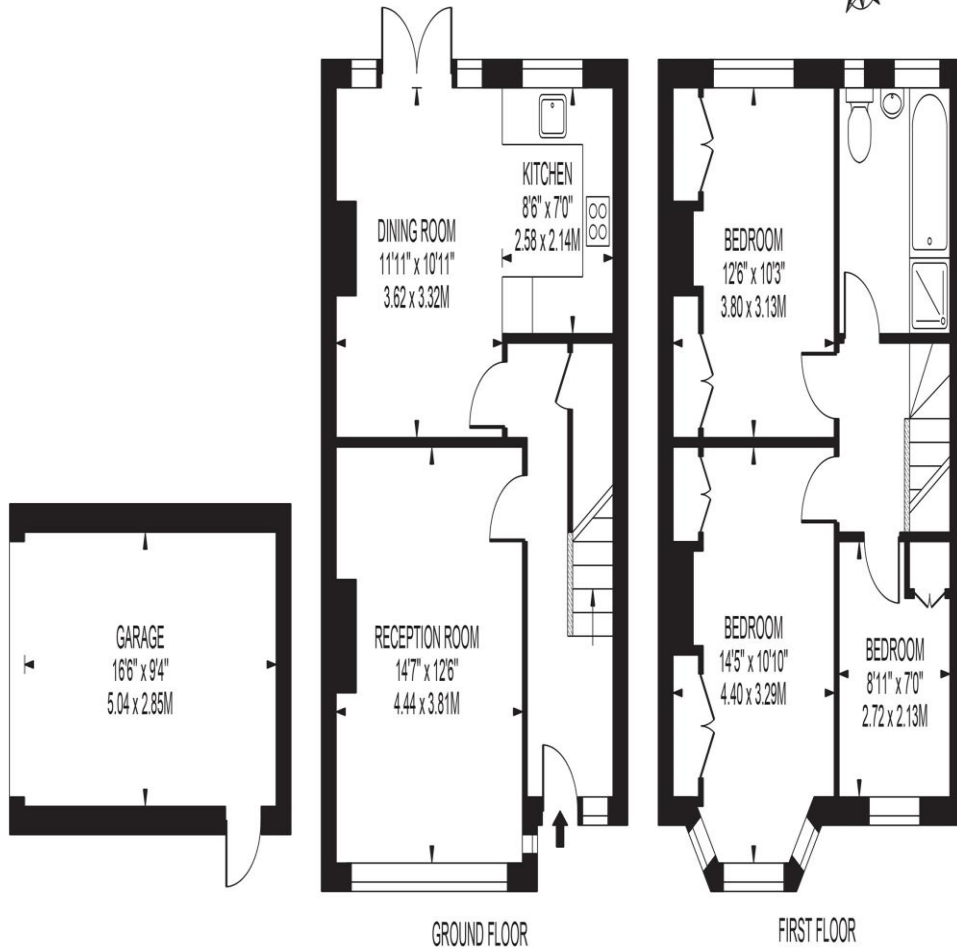
The location of the property is nothing short of excellent. It boasts close proximity to public transport links, making daily commuting or leisure travel a breeze. For families with school-aged children, the property is conveniently located near local schools. A range of local amenities are also within a short distance, offering easy access to shops, dining, and recreational facilities.



# BUSHEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 930 SQ FT - 86.42 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 155 SQ FT - 14.36 SQ M



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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

## Bushey Road, Sutton

- Three spacious bedrooms
- Neutrally decorated throughout
- Welcoming reception room
- Opportunity to design kitchen
- Secure garage parking

Tenure: Freehold EPC Rating: D

offers in excess of

**£575,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT110039](https://barnardmarcus.co.uk/Property/SUT110039)



Property Ref:  
SUT110039 - 0002

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