



barnard marcus

**Bushey Road, Sutton SM1 1QS**



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**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.

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.

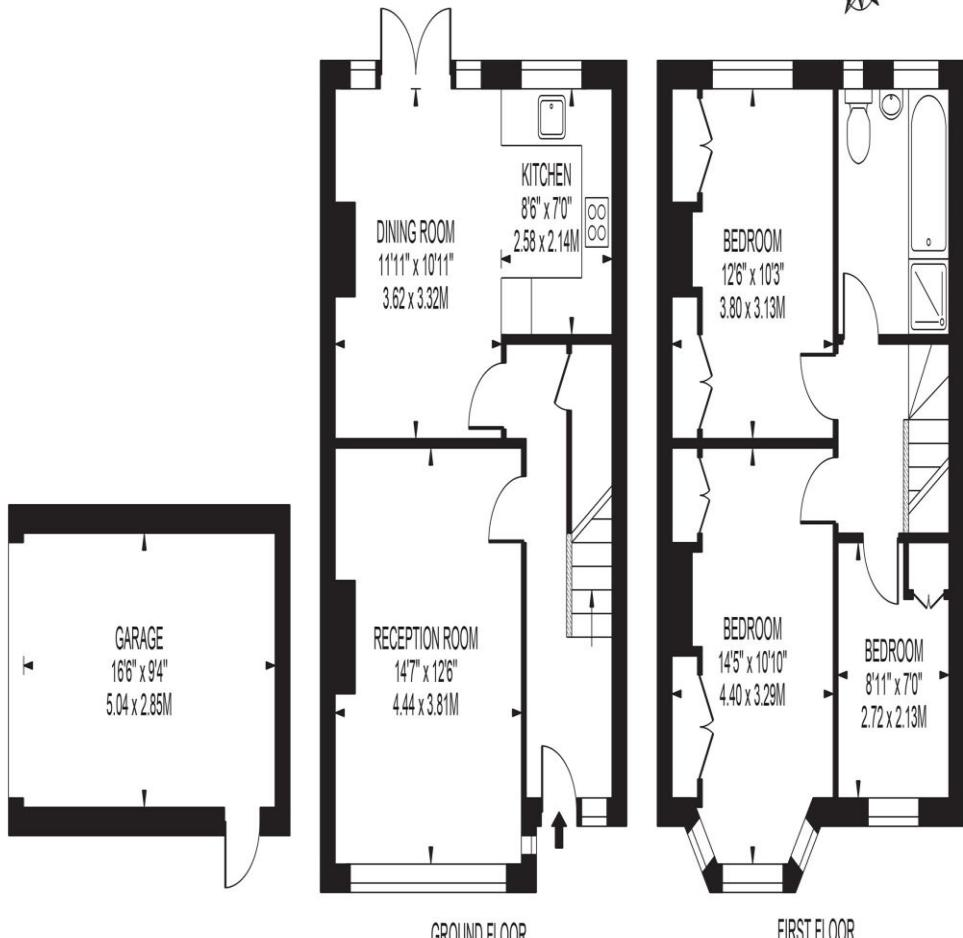
The location of the property is nothing short of excellent. It boasts close proximity to public transport links, making daily commuting or leisure travel a breeze. For families with school-aged children, the property is conveniently located near local schools. A range of local amenities are also within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



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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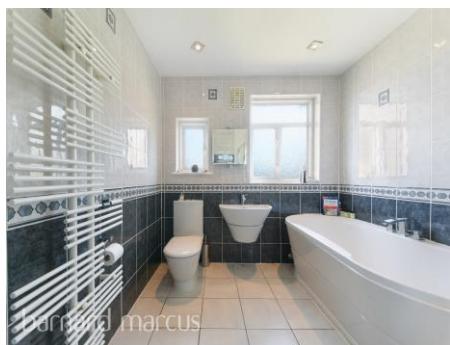
## Bushey Road, Sutton

- 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**



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

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.



Property Ref:  
SUT110039 - 0007

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