



**Erskine Road, Sutton SM1 3BN**



## welcome to Erskine Road, Sutton

This modern property, built only five years ago, presents a unique opportunity for first time buyers, investors, and families alike. It boasts an array of commendable features which include a beautifully maintained garden, a driveway with space for two cars, and double-glazed windows throughout, making it energy efficient and noise-reducing. The property is also characterised by its modern design which is evident throughout, enhancing the contemporary aesthetic and providing a feel of luxury.

One of the standout features of this property is its location. It finds itself in a highly sought after area with excellent public transport links that ensure easy access to Sutton and Carshalton high street . The area is also home to a variety of local amenities, making day-to-day living convenient and enjoyable. For those with children, you'll be pleased to know that the property is in close proximity to highly-rated schools and nearby parks, offering plenty of opportunities for outdoor fun and recreation.

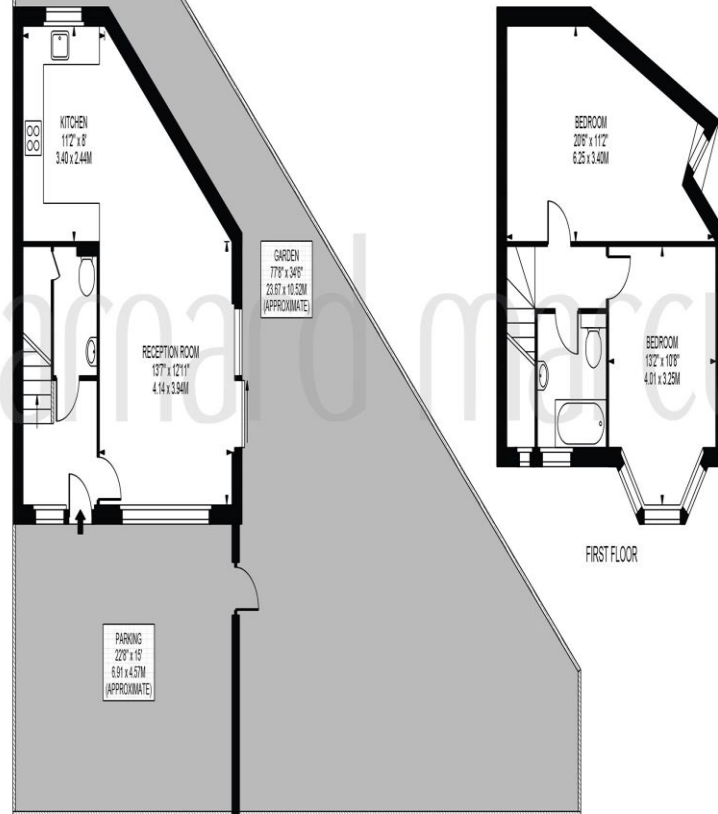
The property doesn't compromise on style or functionality, offering a perfect blend of the two. It's the ideal property for those looking for a home that is both practical and aesthetically appealing.

We invite you to come and view the property to experience its charm firsthand. It's not just a house, it's a lifestyle. Secure your viewing today to avoid disappointment, as properties in this area tend to get snapped up rather quickly. We look forward to showing you around!



# ERSKINE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 864 SQ FT - 80.27 SQ M



GROUND FLOOR

FIRST FLOOR

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**

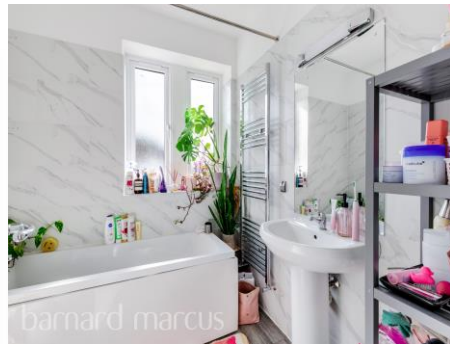
## **Erskine Road, Sutton**

- Two double bedrooms
- Detached house
- Built five years ago
- Double-glazed windows
- Close to highly-rated schools

Tenure: Freehold EPC Rating: B

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT109831](https://barnardmarcus.co.uk/Property/SUT109831)



Property Ref:  
SUT109831 - 0002

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