



**Camborne Road, Sutton SM2 6RJ**



## welcome to Camborne Road, Sutton

The house boasts four bedrooms that have been thoughtfully designed to accommodate the needs of a modern family. The master bedroom is a luxurious space featuring a double bed and fitted Hammond wardrobes, in addition bed surround. There is an en-suite, providing a private haven for the parents.

There are two more double bedrooms, providing ample space for family members or guests. The fourth bedroom is a single, providing a perfect room for a child or can be utilised as a study room. The loft is boarded, in addition has recently been insulated and has a newly fitted loft ladder.



To further enhance the appeal of this property, it comes with a garage accessible via the entrance hall. This additional feature provides secure parking or extra storage space, catering to the practical needs of a family home.

This house is a unique blend of location, comfort, and potential, making it a fantastic investment opportunity.

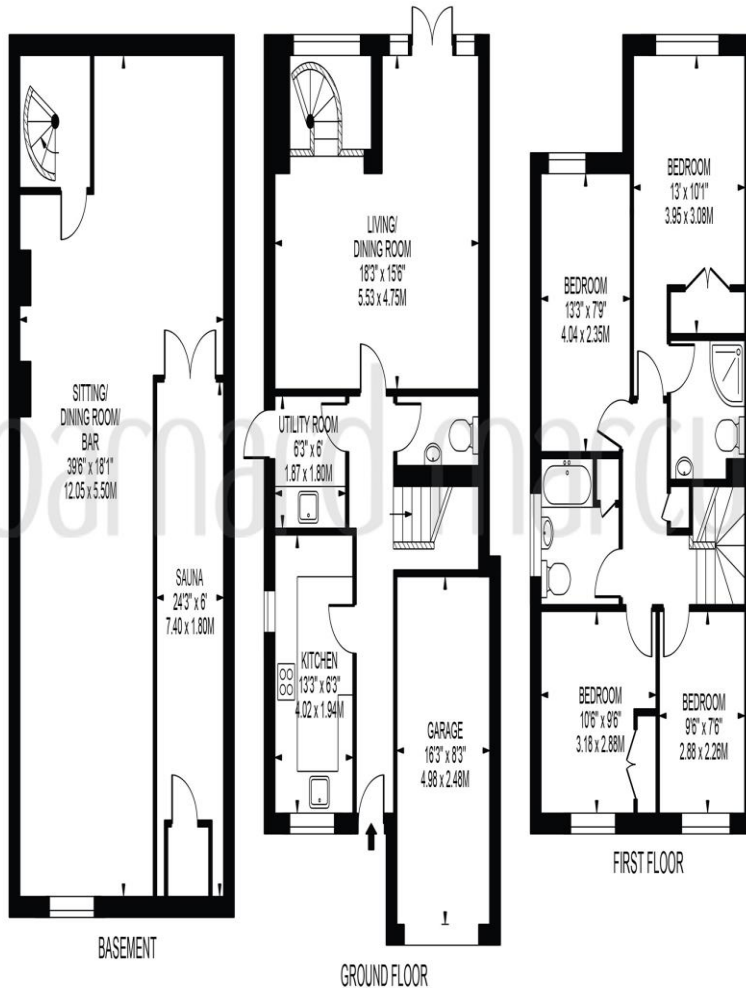


# CAMBORNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1864 SQ FT - 173.20 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 133 SQ FT - 12.35 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**

## **Camborne Road, Sutton**

- En Suite has aromatherapy steam shower with seat and lighting and music
- Bathroom has jacuzzi branded whirlpool bath, heated towel rail and fitted ceiling to floor storage cupboard
- Garage has electric powered doors
- Kitchen has range cooker with three ovens. Also filtered water system, built in dishwasher and integral ceiling to floor ladder
- Utility room has Worcester boiler 5 years old in August. Door leading to side of house.

Tenure: Freehold EPC Rating: C

Council Tax Band: F



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110623](https://barnardmarcus.co.uk/Property/SUT110623)



Property Ref:  
SUT110623 - 0004

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.



**barnard marcus**



**020 8643 8245**



[Sutton@barnardmarcus.co.uk](mailto:Sutton@barnardmarcus.co.uk)



2&3 Regent Parade, Brighton Road, SUTTON,  
Surrey, SM2 5BL



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**