



**Romany Gardens, Sutton SM3 9NX**



## **welcome to**

### **Romany Gardens, Sutton**

We are delighted to present this delightful semi-detached house for sale. The property is presented in a neutrally decorated condition, offering a blank canvas for buyers to personalise to their taste. The residence boasts three well-proportioned bedrooms, two of which are doubles with built-in wardrobes and a single bedroom, ideal for a family home.

The house features a well-equipped kitchen with gleaming granite countertops, flooded with natural light, and offering direct access to the garden, perfect for summer entertaining. There are two reception rooms, each with elegant wood floors; the first reception room benefits from a cosy fireplace and garden view, with direct access to the garden, while the second reception room also features wood floors, providing ample space for relaxation and entertaining.

The property also benefits from a single garage to the rear which has electrics and driveway, providing off-street parking, and has a beautifully maintained garden. Unique to this property is the potential to extend STPP, offering the opportunity for the next owners to make their mark and enhance the living space further or even add another bedroom by extending the loft.

Located within proximity to excellent public transport links, local amenities, reputable schools and nearby parks, this home is ideally situated for families. Standout features such as the fireplace and potential to extend further enhance the appeal of this already desirable property.

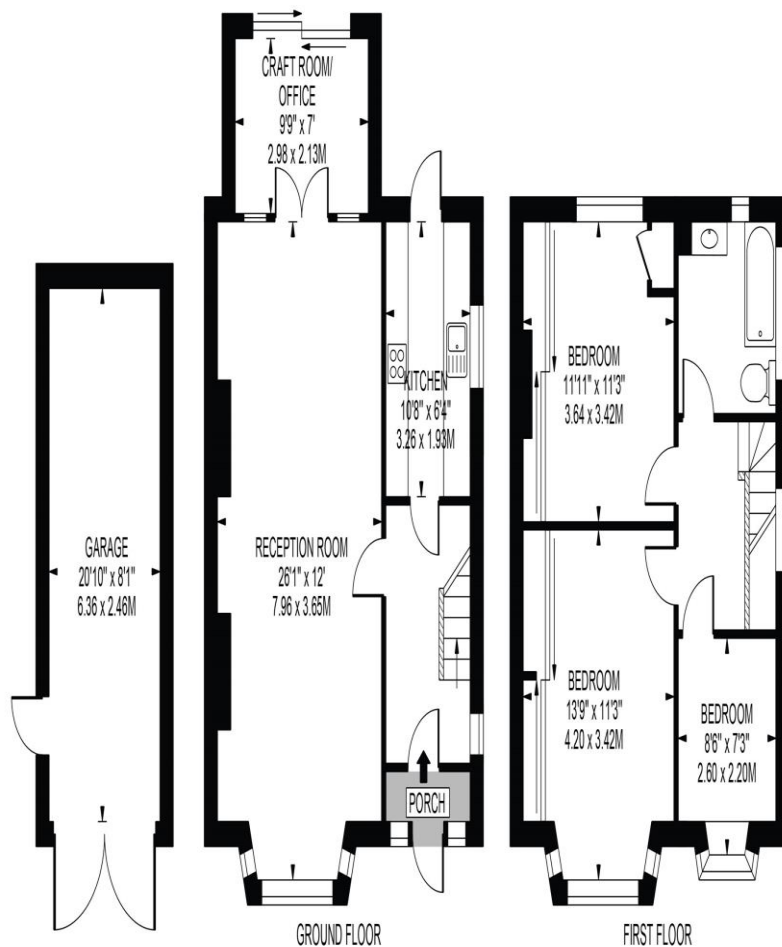


# ROMANY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 973 SQ FT - 90.44 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 168 SQ FT - 15.65 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.





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## **Romany Gardens, Sutton**

- Three bedroom semi detached house
- Driveway for two cars
- Garage
- Potential to extend STPP
- New combi boiler installed

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£625,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110598](https://barnardmarcus.co.uk/Property/SUT110598)



Property Ref:  
SUT110598 - 0002

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