



barnard marcus

**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.

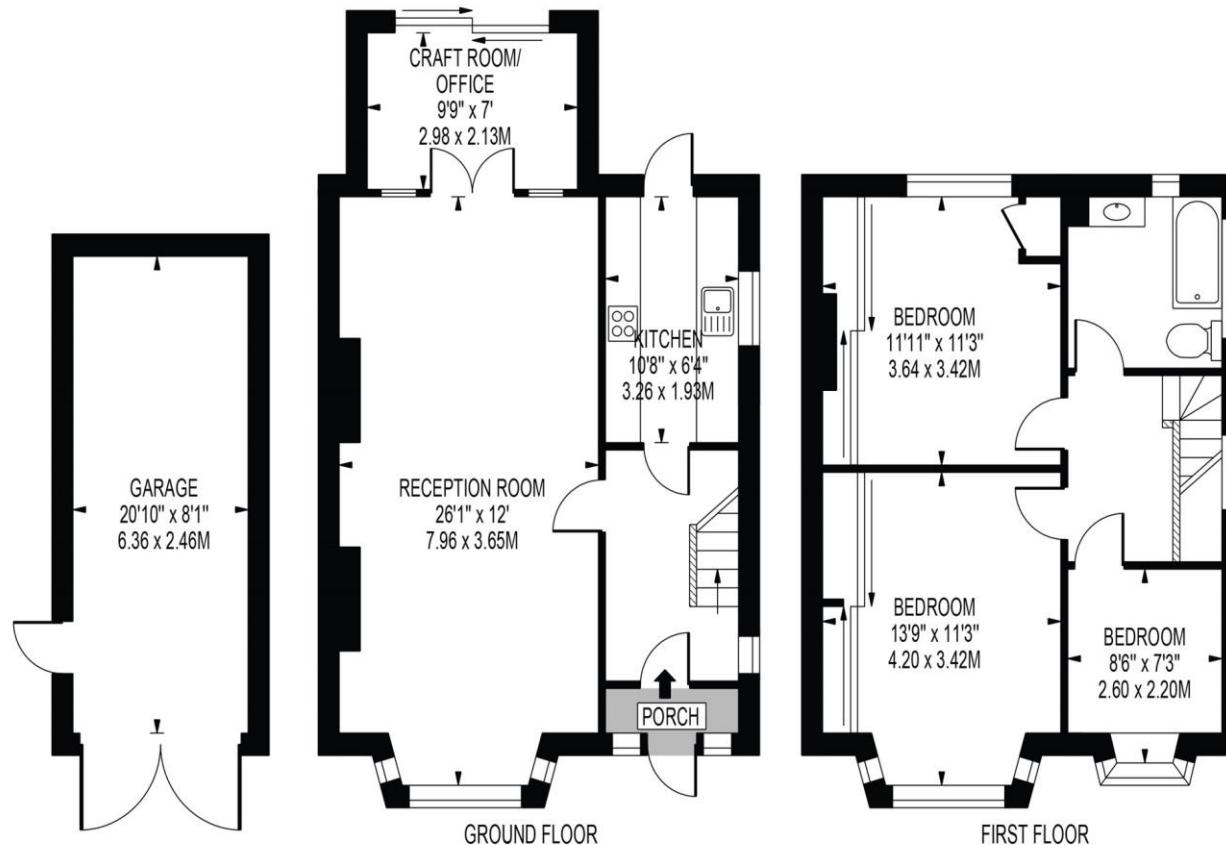


# ROMANY GARDENS

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



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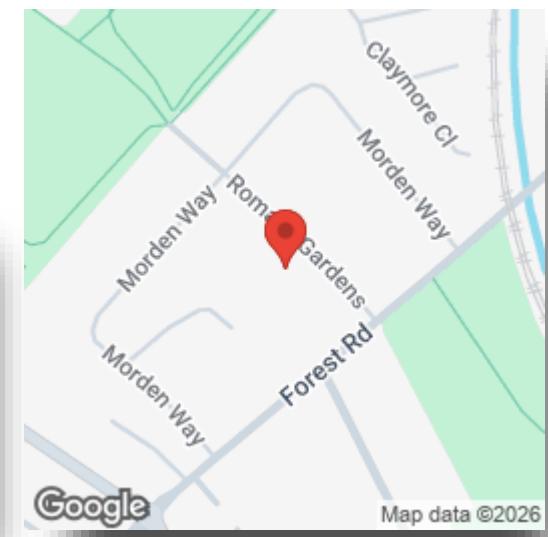
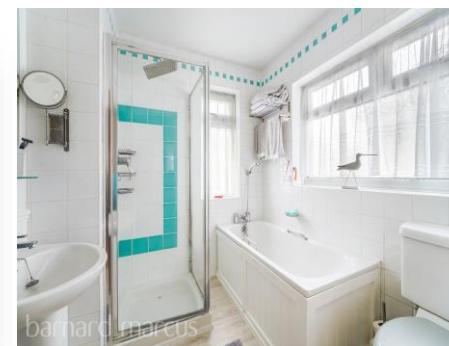
- Three bedroom semi detached house
- Driveway for two cars
- Garage
- Potential to extend STPP
- New combi boiler installed

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£585,000**



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

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:

SUT110598 - 0022

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.

Please note the marker reflects the postcode not the actual property



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