



Harold Road, Sutton SM1 4HZ

welcome to
Harold Road, Sutton

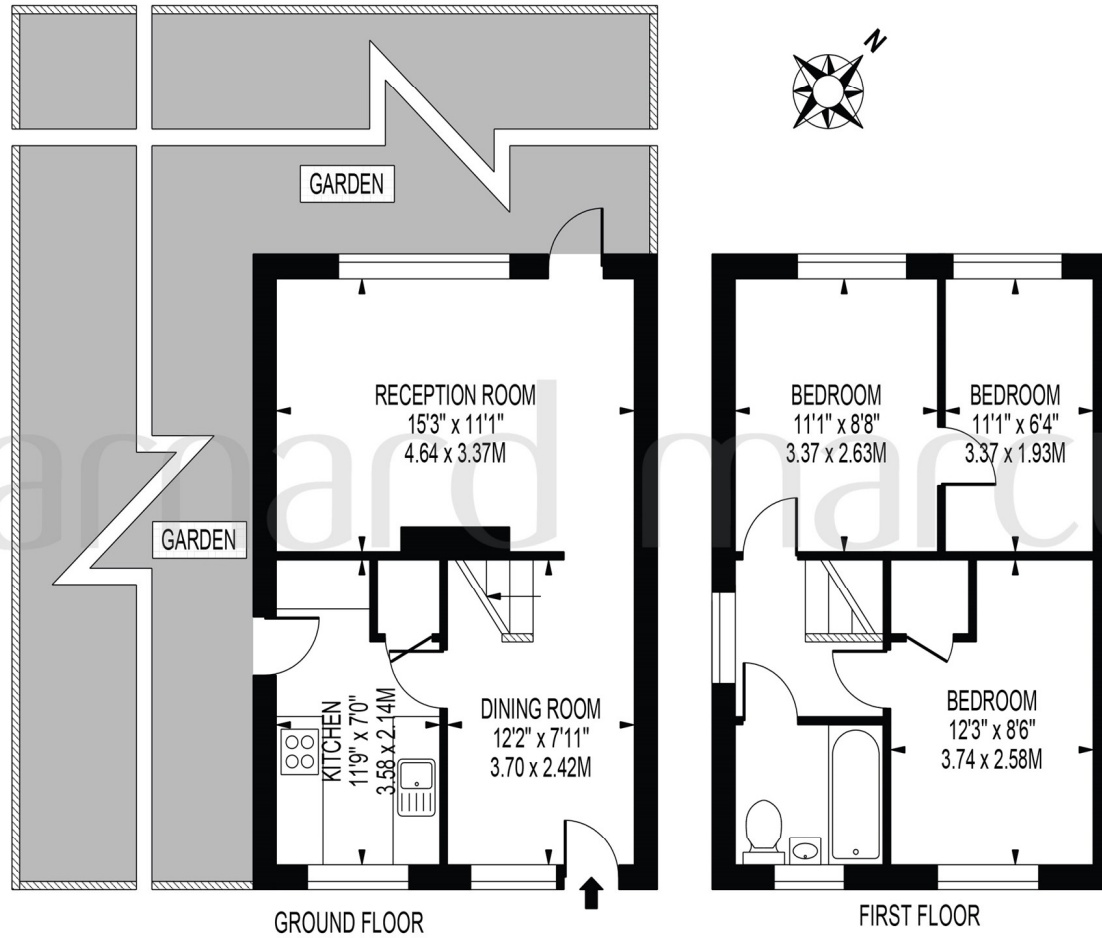
A two/three bedroom house at the end of a quiet cul-de-sac. This is a perfect opportunity if you are looking for something to put your own stamp on.

Features include a large porch and spacious entrance hallway. On the ground floor there is a kitchen with a larder, in addition a bright and open lounge area with doors out to your garden. The garden overlooks Benhill recreation ground, being a true highlight of the home. Upstairs there is three well sized bedrooms, in addition a family bathroom and plenty of storage throughout. Additional benefits would include a front garden, a garage and plenty of street parking on the road. Viewings by appointment only.



HAROLD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 703 SQ FT - 65.31 SQ M



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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.
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- Two/three bedroom end of terrace home
- Garage en-bloc
- Cul-de-sac
- Opportunity for investment and renovation
- Good storage

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of
£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110450



Property Ref:
SUT110450 - 0015

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.

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