



**Norman Road, Sutton SM1 2TA**



## **welcome to** **Norman Road, Sutton**

Located on the highly sought-after Norman Road in Sutton, Surrey, this beautifully presented two-bedroom semi-detached home is perfect for buyers seeking a move-in-ready property with excellent potential to add value.

The interior features a newly fitted contemporary kitchen and a sleek modern bathroom, both finished to a high standard. A recently installed energy-efficient combi boiler ensures reliable heating and hot water throughout the year.

Externally, there is potential to create a private driveway (subject to planning permission), and the property includes a garage en bloc, offering secure parking or additional storage.

Ideally positioned within walking distance of Sutton town centre, excellent transport links, and highly regarded local schools-including a private boys' school located just at the end of the road-this home offers both convenience and a desirable family-friendly setting.

With generous scope for future development, including potential for a rear extension and loft conversion (STPP), this property presents a fantastic opportunity for first-time buyers, small families, or investors looking to secure a well-located home with long-term growth potential.

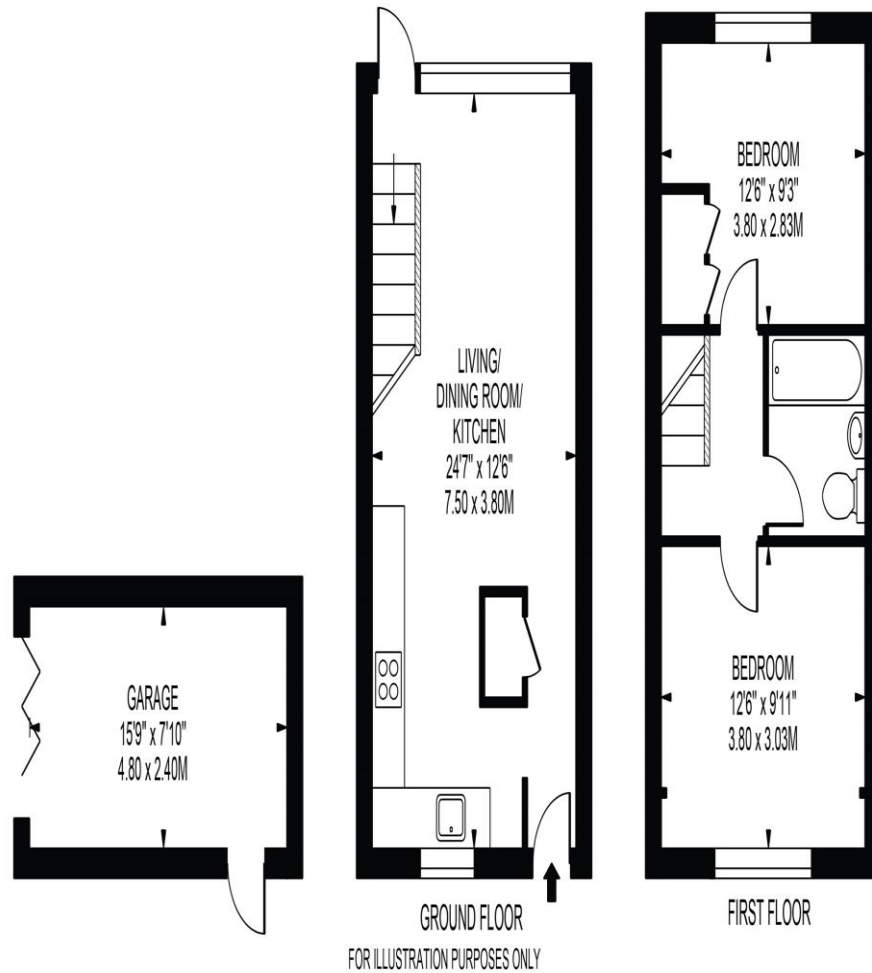


## NORMAN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 634 SQ FT - 58.90 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 124 SQ FT - 11.52 SQ M



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**

## **Norman Road, Sutton**

- Contemporary, newly fitted kitchen with a sleek modern finish
- Elegant, recently refurbished bathroom with stylish fixtures
- Energy-efficient combi boiler, newly installed
- Potential for a loft conversion (subject to planning permission)
- Opportunity for a rear extension (subject to planning permission)

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



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110625](https://barnardmarcus.co.uk/Property/SUT110625)



Property Ref:  
SUT110625 - 0003

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)**