



Norman Road, Sutton SM1 2TA

welcome to Norman Road, Sutton

****Guide price £475,000 - £500,000**** Recently Renovated to a high standard with potential to add your own touch - 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.

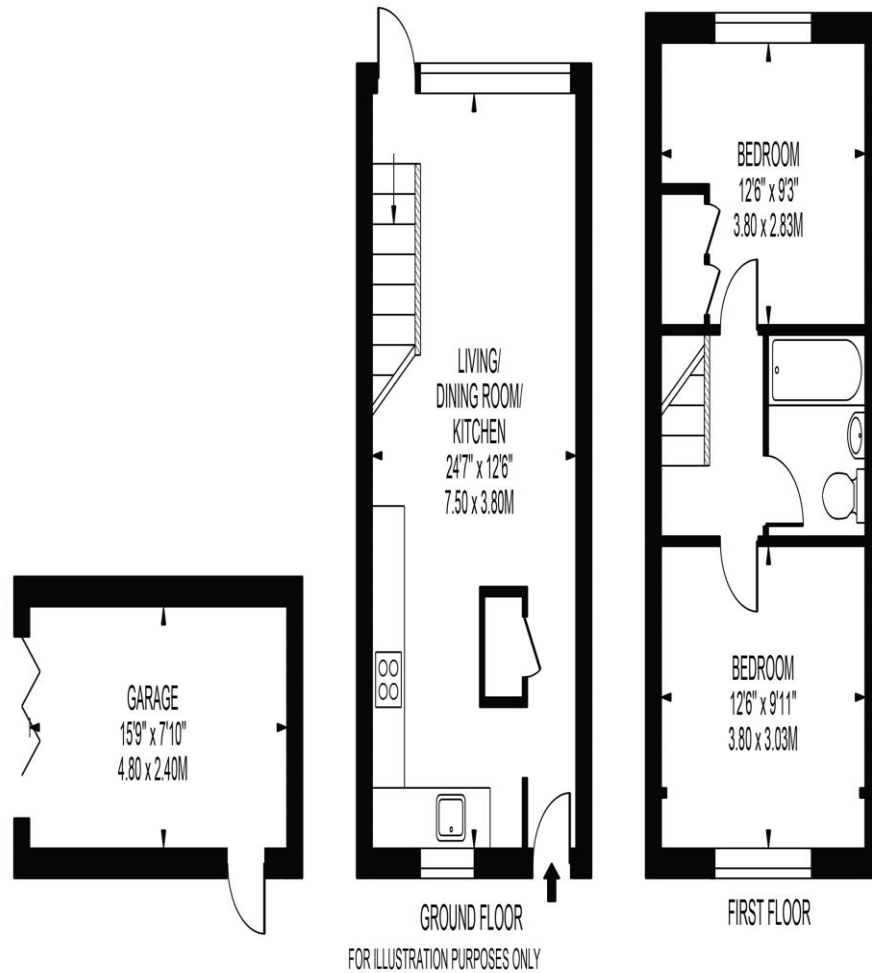


NORMAN ROAD

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



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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



Property Ref:
SUT110625 - 0010

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barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



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



barnardmarcus.co.uk