



Sutton Common Road, Sutton SM3 9PW

welcome to

Sutton Common Road, Sutton

Welcome to this beautifully presented three-bedroom semi-detached home on the ever-popular Sutton Common Road in Surrey. This characterful and stylish home offers spacious living across three floors, making it ideal for families or professionals seeking comfort, space, and convenience.

The property features a fully converted loft, now offering a bright and versatile third bedroom or home office, adding valuable living space and flexibility. The first floor hosts two further spacious double bedrooms, each tastefully decorated with large windows allowing in ample natural light. The second bedroom is tucked away around the corner which gives you the perfect place to get away from the hustle and bustle.

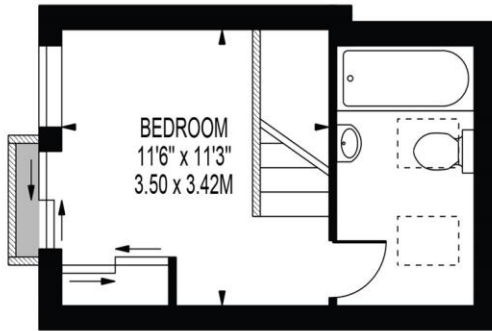
On the ground floor you'll find two impressive reception rooms, including a striking rear lounge with vaulted ceilings, skylights, and French doors opening onto a beautifully maintained rear garden. The modern kitchen is fitted with stylish cabinetry, wooden worktops, and flows effortlessly into the dining room - perfect for entertaining.

The bathroom is finished to a high standard with bold colour accents and contemporary fittings. Outside, the rear garden offers a tranquil escape with mature planting, a gravel path, and a patio area ideal for summer gatherings.

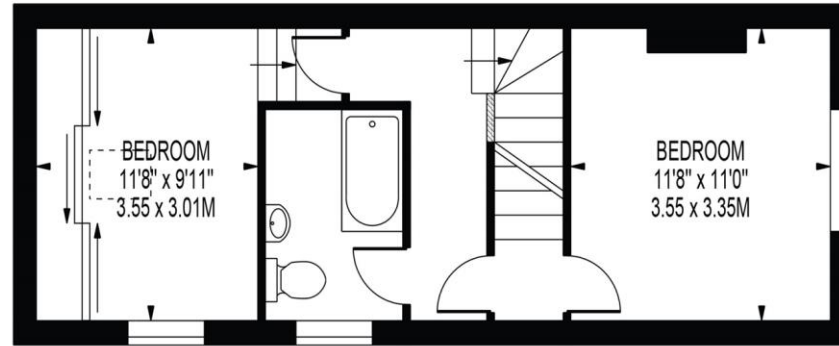


SUTTON COMMON ROAD

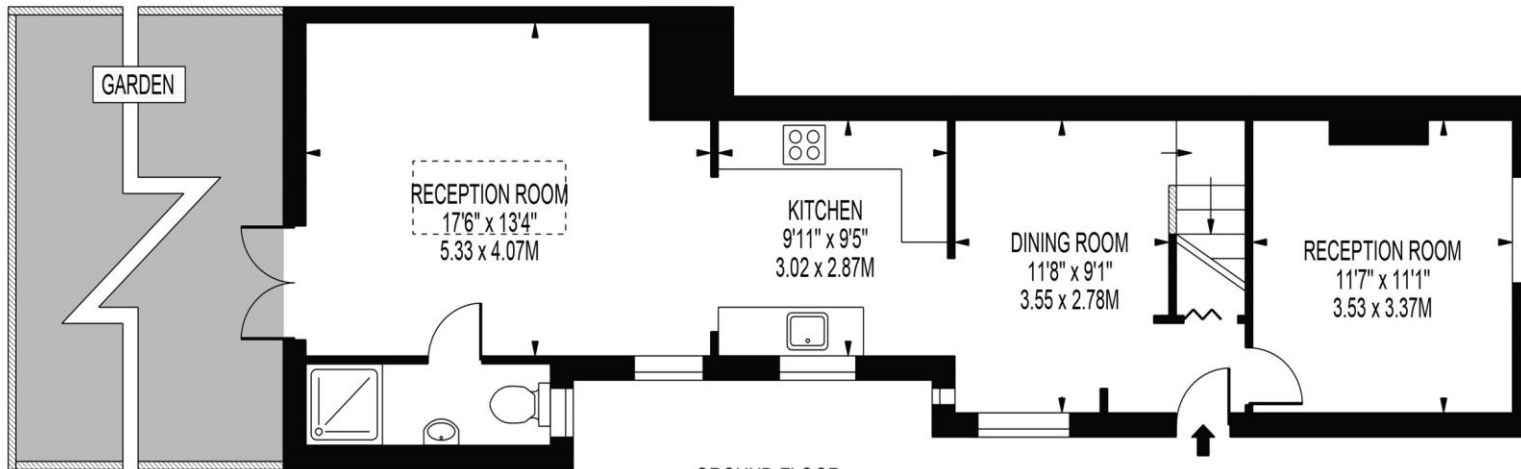
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1233 SQ FT - 114.55 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND 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.
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Sutton Common Road, Sutton

- Fully converted loft - ideal as third bedroom or office
- Two spacious reception rooms with stylish finishes
- Large rear lounge with skylights and French doors
- Contemporary kitchen with wooden worktops
- Sought-after Sutton location near excellent schools and transport

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£575,000



view this property online barnardmarcus.co.uk/Property/SUT110022



Property Ref:
SUT110022 - 0023

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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Please note the marker reflects the
postcode not the actual property