



**Alvia Gardens, Sutton SM1 4RU**



**welcome to**  
**Alvia Gardens, Sutton**

Offered to the market with no onward chain, this charming two-bedroom end-of-terrace home in the sought-after Alvia Gardens offers a spacious and versatile layout perfect for families, first-time buyers or investors. The property boasts an airy through lounge with ample space for both living and dining, a well-presented kitchen with plenty of storage, and a sizeable conservatory ideal for use as a utility or storage space.

Upstairs comprises two generously sized double bedrooms and a modern bathroom. The home also benefits from a downstairs cloakroom, an additional loft room on the second floor, private rear garden, allocated parking, and is located in a peaceful residential area within close proximity to excellent schools, transport links and Sutton's vibrant town centre.

With its modern interiors, great condition, this is a fantastic opportunity to secure a comfortable and future-proof home in a desirable location.

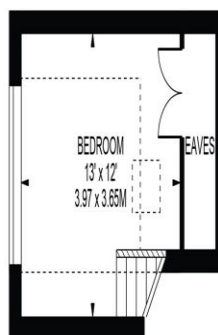


## ALVIA GARDENS

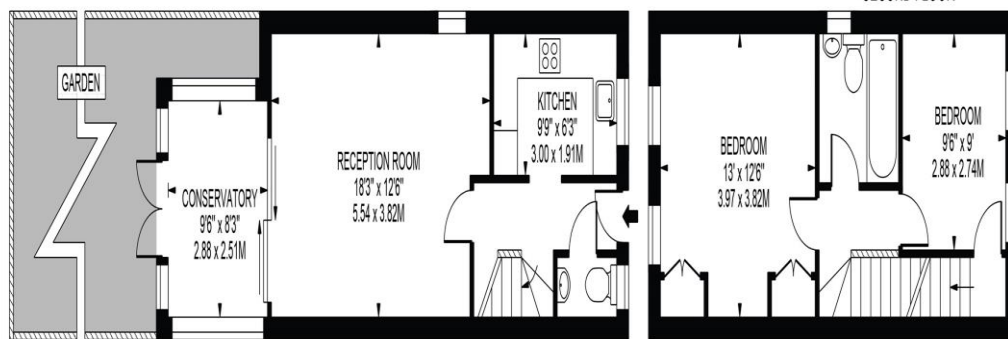
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 979 SQ FT - 90.96 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 102 SQ FT - 9.49 SQ M



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

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.

FOR ILLUSTRATION PURPOSES ONLY



**welcome to**

## **Alvia Gardens, Sutton**

- Two spacious double bedrooms
- Modern fitted kitchen with ample storage
- Large conservatory currently used for storage/utility
- Allocated private parking space
- Low-maintenance private rear garden with shed

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £435,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110582](https://barnardmarcus.co.uk/Property/SUT110582)



Property Ref:  
SUT110582 - 0006

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**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)**