



Stayton Road, Sutton SM1 1QY

welcome to

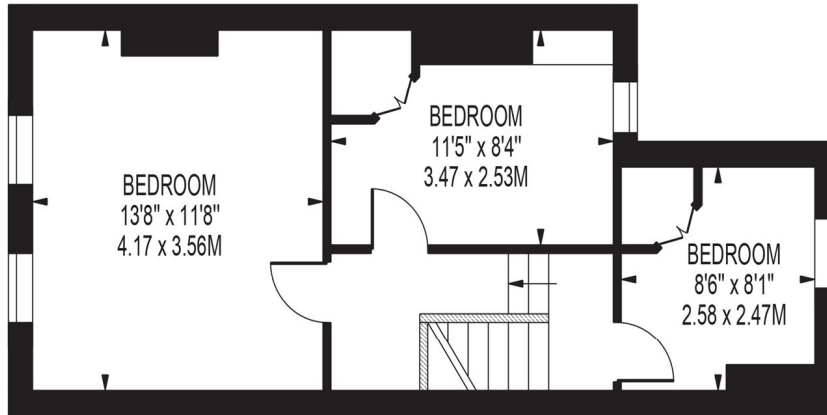
Stayton Road, Sutton

****Guide price £500,000 - £525,000**** I am pleased to present this attractive terraced house. The property is in good condition, reflecting a well-maintained status by its current owners. This charming residence offers a warm and inviting living environment, featuring an open-plan design that fosters a sense of space and ease of movement. The house boasts of three comfortable bedrooms, providing ample space for a growing family or accommodating guests. The single reception room is a delightful space, made all the more appealing by the presence of a fireplace, creating a cosy atmosphere for relaxation and entertainment. The open-plan design ensures a seamless integration of cooking and dining spaces, promoting sociability and interaction. The property also includes a single bathroom, well-appointed and functional. One of the standout features of this property is the garden, a delightful outdoor space perfect for enjoying sunny days or indulging in a spot of gardening. The location of the property is particularly advantageous. It is well-served by public transport links, making commuting a breeze. It is also conveniently close to local amenities, ensuring that essential services and facilities are within easy reach. Families will appreciate the proximity to reputable schools, while the nearby parks provide great options for leisure and outdoor activities.

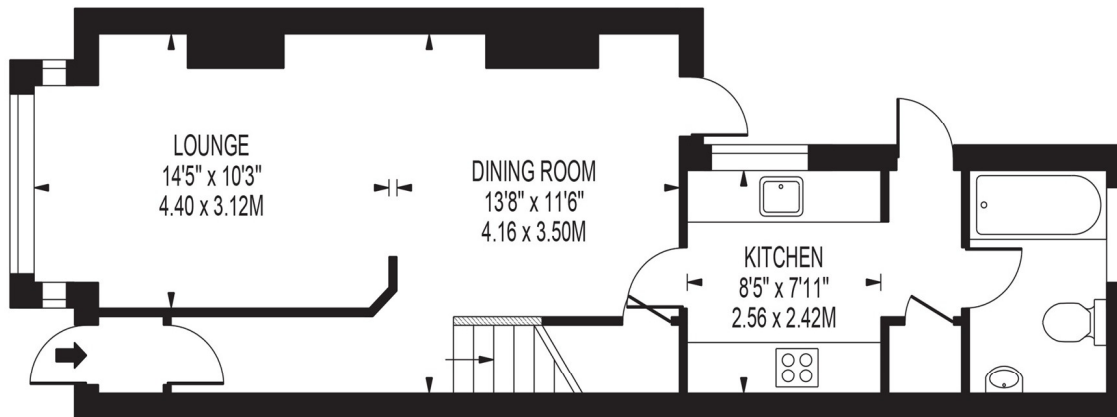


STAYTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 886 SQ FT - 82.27 SQ M



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.
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

Stayton Road, Sutton

- Open-plan design
- Inviting living environment
- Cosy fireplace
- Delightful garden space
- Well-appointed bathroom

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

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110119



Property Ref:
SUT110119 - 0005

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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barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



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



barnardmarcus.co.uk