



Cavendish Road, Sutton SM2 5ER

welcome to

Cavendish Road, Sutton

Ground Floor Modern Living and Dining:

Entering the property, you are welcomed by a spacious entrance hallway, downstairs W/C and sleek modern kitchen with dining area. The ground floor features stunning mahogany flooring and ample natural light. The kitchen flows into a spacious dining area that offers fantastic views of the secluded and mature garden and provides direct access to outdoor space perfect for enjoying meals with family or entertaining guests.

First Floor:

The first floor is home to a spacious lounge area with beautiful hardwood flooring. Large windows allow plenty of natural light to flood the room, creating a bright and airy atmosphere. The lounge area features a charming fireplace and large windows that flood the space with natural light. The lounge area benefits from an L-shape and includes an alcove dedicated to study and library. On the first floor, there is an additional room that can be used as a nursery or bedroom.

Second Floor:

The second floor offers two generously-sized bedrooms, each with the convenience of built-in wardrobes ensuring plentiful storage.. Each room is finished with hardwood flooring and large windows, ensuring every space is filled with natural light and warmth. The family bathroom, also on this floor, is fully tiled with marble from floor to ceiling and features a neutral three-piece suite with a bath, toilet, and sink basin. For added convenience, there's also a designer revolving mirror tall cabinet.

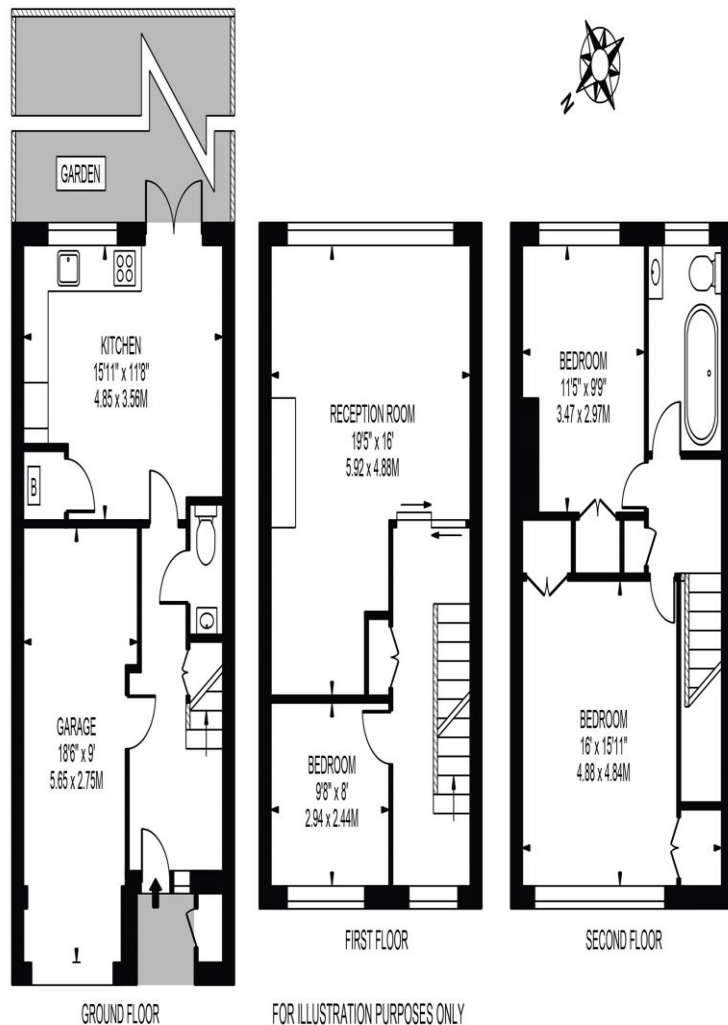


CAVENDISH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1192 SQ FT - 110.71 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 158 SQ FT - 14.69 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.



Outdoor Space A Garden Oasis

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Cavendish Road, Sutton

- Immaculate condition throughout
- Highly sought after location
- Three well-proportioned bedrooms
- Separate reception room
- Large windows with natural light

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT106806



Property Ref:
SUT106806 - 0005

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