**Bawtree Close, Sutton SM2 5LQ**

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## Bawtree Close, Sutton

**Guide price £550,000 - £575,000** Nestled in the peaceful cul-de-sac of Bawtree Close, South Sutton, this mid-terrace three-bedroom home offers a rare opportunity to create your ideal living space in a highly sought-after location. Perfectly positioned for families and commuters alike, the property is within easy reach of Harris Academy, Avenue Primary Academy, and the renowned Royal Marsden Hospital. Belmont and Sutton train stations are close by, providing swift access to Central London, while Sutton High Street offers a vibrant mix of shops, cafés, and amenities.

The home features a spacious layout with three bedrooms upstairs and a versatile garage at the front, ideal for conversion into a ground-floor bedroom or home office-particularly suited for elderly residents or those seeking single-level living. Though in need of modernisation, the property presents a blank canvas for buyers to personalise and add value.

Additional highlights include a private rear garden, perfect for relaxing or entertaining, a loft space offering generous storage potential, and a driveway for off-street parking. The quiet, family-friendly setting enhances the appeal, making this a fantastic investment for first-time buyers, growing families, or downsizers looking to stay connected to local conveniences.

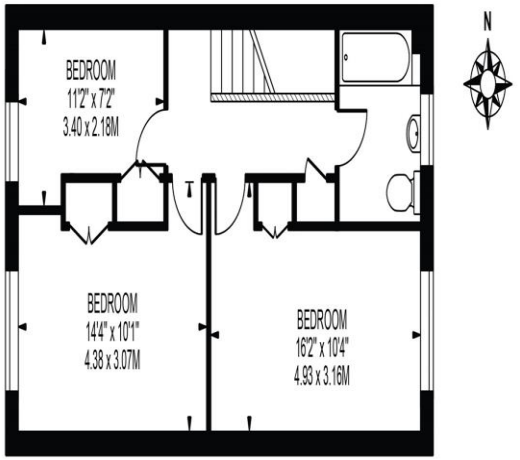
With its prime South Sutton location, flexible layout, and scope for improvement, this property is brimming with potential. Don't miss the chance to transform this house into your dream home

# BAWTREE CLOSE

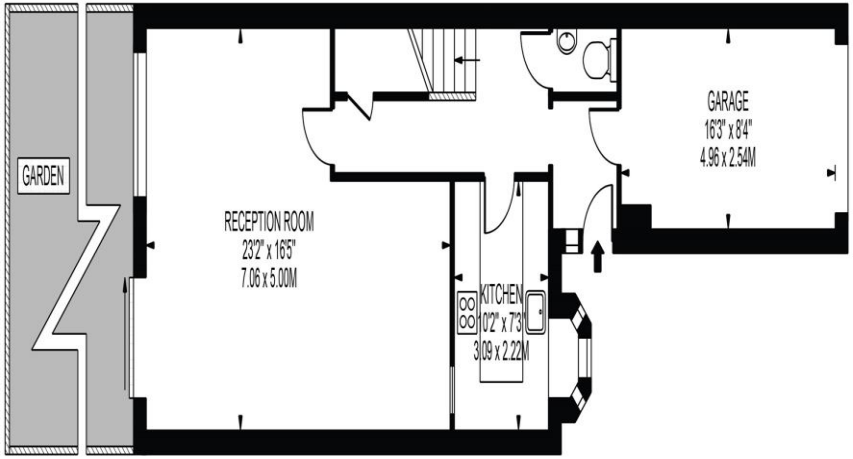
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1061 SQ FT - 98.60 SQ M**

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **132 SQ FT - 12.29 SQ M**




FIRST FLOOR




GROUND FLOOR

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## Bawtree Close, Sutton

- Three bedrooms with scope for a fourth via garage conversion
- Driveway and front garage with conversion potential
- Private rear garden
- Loft space for additional storage
- Close to Harris Academy, Avenue Primary & Royal Marsden Hospital

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

# £550.000

Please note the marker reflects the postcode not the actual property

**view this property online** barnardmarcus.co.uk/Property/SUT110626

The Property Ombudsman

Property Ref:
SUT110626 - 0002

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