



barnard marcus

Collingwood Road, Sutton SM1 2LX

welcome to Collingwood Road, Sutton

Neutrally decorated throughout, the property exudes a bright and welcoming ambience. The spacious, open-plan reception room, dining area features large doors that bathe the interior in natural light, while providing views of the south-facing garden. Direct access from the reception room allows you to seamlessly extend your living area outdoors, making it an ideal spot for both relaxation and entertaining.

The kitchen is thoughtfully designed with built-in pantries, allowing for ample storage, and a dedicated utility room adds to the functionality of the space. A delightful breakfast area enjoys abundant natural light, creating a pleasant setting for family meals. There is also a utility room, in addition a downstairs W/C for ultimate convenience.

Upstairs, the property boasts three well-proportioned bedrooms. The first is a generous double bedroom complete with built-in wardrobes, offering plenty of storage solutions. The second bedroom is also a comfortable double, whilst the third is a versatile single-ideal for a child's room or home office. The family bathroom features a white suite, there is also loft storage in the landing.

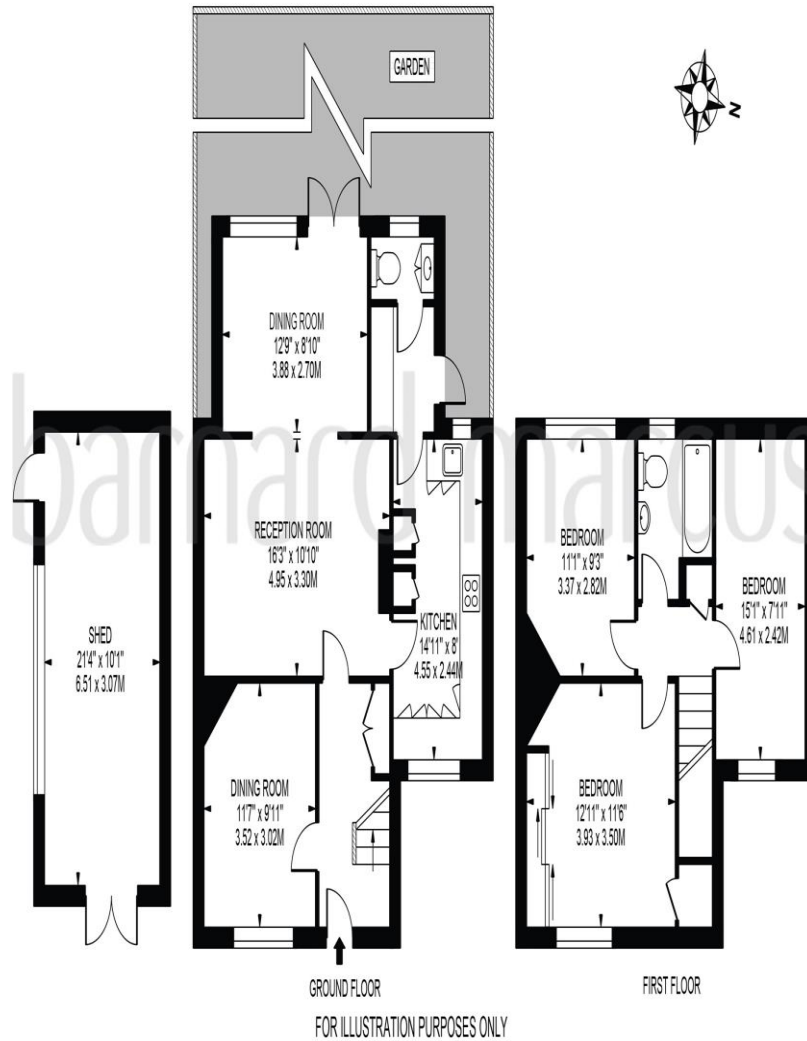
Additional highlights include convenient parking and a beautifully maintained south-facing garden, perfect for outdoor family activities. This home offers practical features and superb location benefits, making it the ideal choice for families looking for their next move. Early viewing is recommended.



COLLINGWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1179 SQ FT • 109.53 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 215 SQ FT • 19.99 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.



welcome to

Collingwood Road, Sutton

- Three spacious bedrooms and three reception rooms
- Bright open-plan reception room
- Large south-facing garden
- Direct garden access from living area
- Easy access to multiple transport links including Morden Underground

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110902



Property Ref:
SUT110902 - 0003

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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