



Stayton Road, Sutton SM1 2PS

welcome to **Stayton Road, Sutton**

The accommodation comprises a spacious reception room with charming views and direct access to the garden, creating a seamless flow between indoor and outdoor living. The modern kitchen is flooded with natural light, providing an inviting space for meal preparation and entertaining.

There are two well-proportioned bedrooms within the property. The principal bedroom is a generous double that features built-in wardrobes, catering to all your storage needs. The second bedroom offers flexibility as a single room, ideal for use as a guest bedroom or home office.

A contemporary bathroom adds a touch of luxury, complete with a rain shower and heated towel rail for added comfort. The property further benefits from a private driveway, ensuring convenience for residents and guests alike.

The maisonette is perfectly positioned to take advantage of excellent public transport links and a wide array of local amenities. This prime address places you within easy reach of all the attractions, shopping, and leisure facilities that Sutton has to offer.

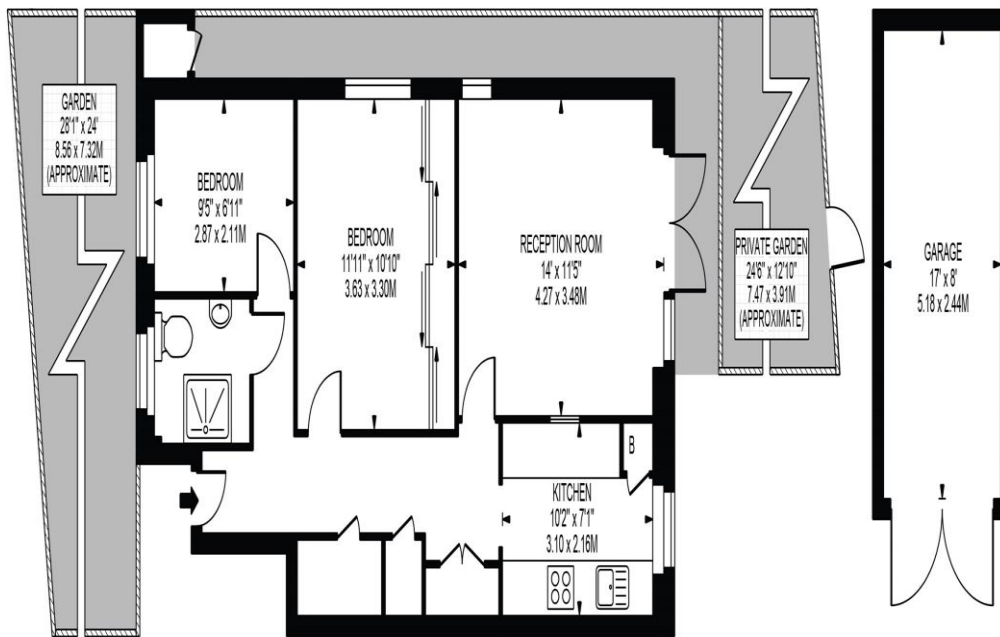


STAYTON ROAD SUTTON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 614 SQ FT - 57.04 SQ M

(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 136 SQ FT - 12.64 SQ M



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

- Spacious reception room
- Modern, naturally lit kitchen
- Contemporary bathroom
- Principal bedroom with built-in wardrobes
- Private Driveway

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110094



Property Ref:
SUT110094 - 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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