



Dibdin Close, Sutton SM1 2PJ

welcome to
Dibdin Close, Sutton

Presented in immaculate condition, this impressive five-bedroom semi-detached house in Dibdin Close is ideally situated in a sought-after location. The property benefits from excellent public transport links, proximity to reputable schools, convenient access to local amenities, and an abundance of nearby green spaces.

On the ground floor, you are welcomed by three generous reception rooms, each finished with elegant wood floors. The primary reception room features large windows, inviting an abundance of natural light to create a bright and inviting atmosphere-perfect for both relaxation and entertaining.

The expansive open-plan kitchen is at the heart of the home, elegantly appointed with granite countertops and a central kitchen island offering ample workspace. This culinary space is further enhanced by a utility room and a designated breakfast and dining area, ideal for family gatherings or entertaining guests. Natural light floods the kitchen, creating a welcoming and versatile environment.

The property boasts five double bedrooms, providing ample accommodation for families or those seeking generous guest and work-from-home spaces. The two modern bathrooms are designed for luxury and comfort, featuring heated floors throughout. One includes a sumptuous rain shower, while the other offers built-in storage for added convenience.

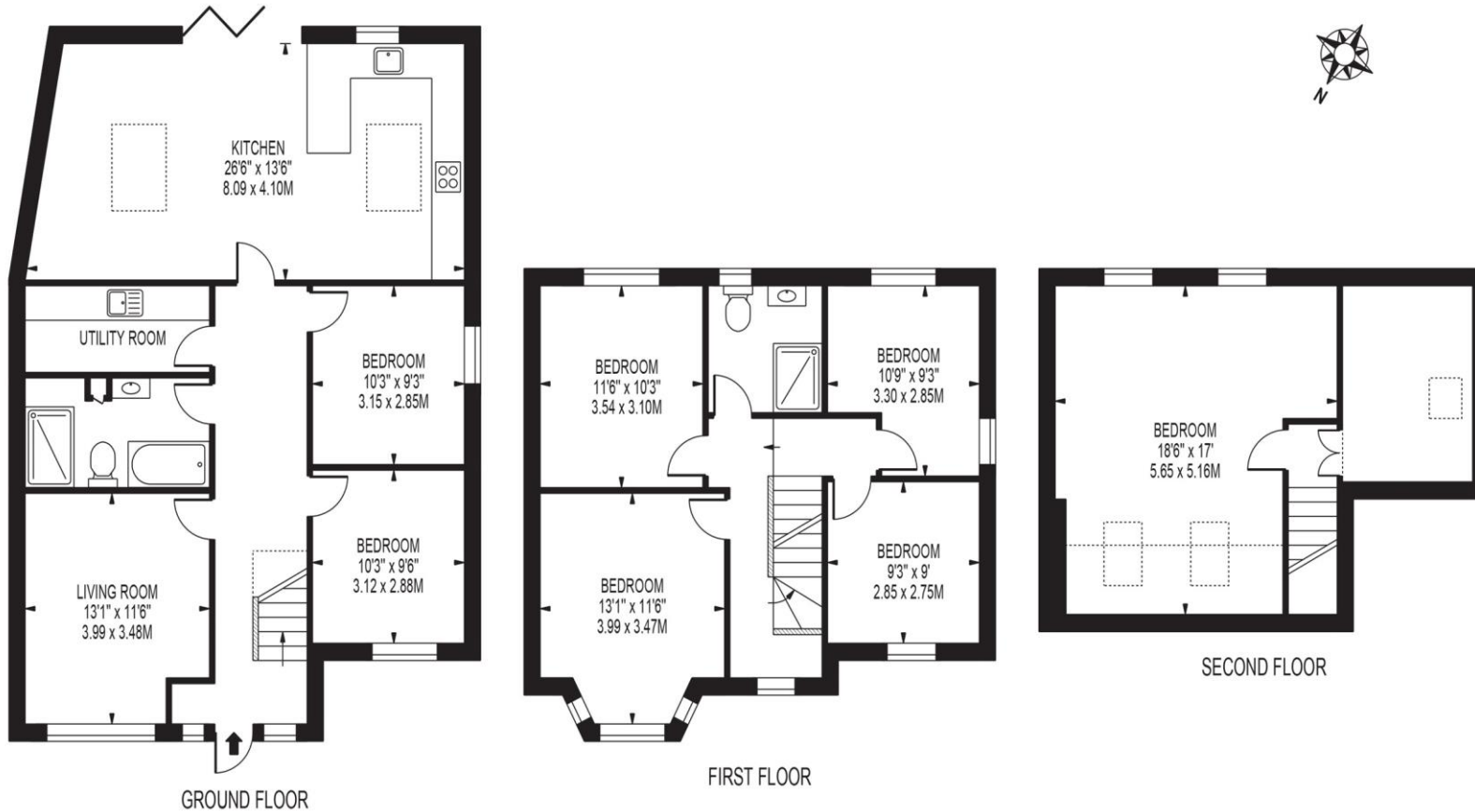


DIBDIN CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1966 SQ FT - 182.61 SQ M**

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **144 SQ FT - 13.42 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

Dibdin Close, Sutton

- Immaculate five-bedroom semi-detached house
- Sought-after Sutton location
- Excellent public transport links
- Proximity to top-rated schools
- Three spacious reception rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£850,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110659



Property Ref:
SUT110659 - 0006

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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