



barnard marcus

**Poplar Road, Sutton SM3 9JX**



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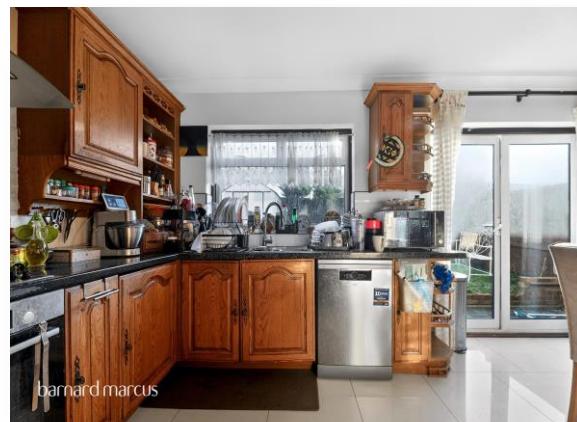
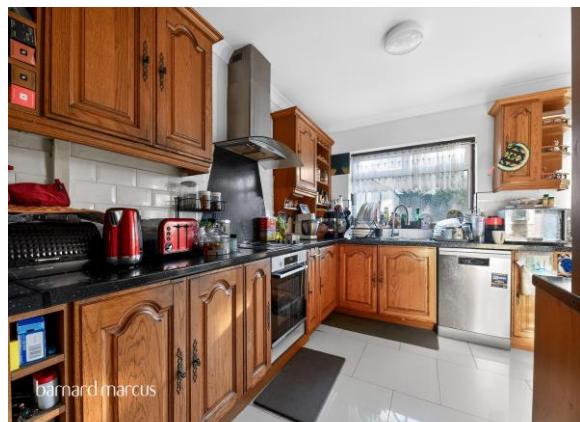
**welcome to**

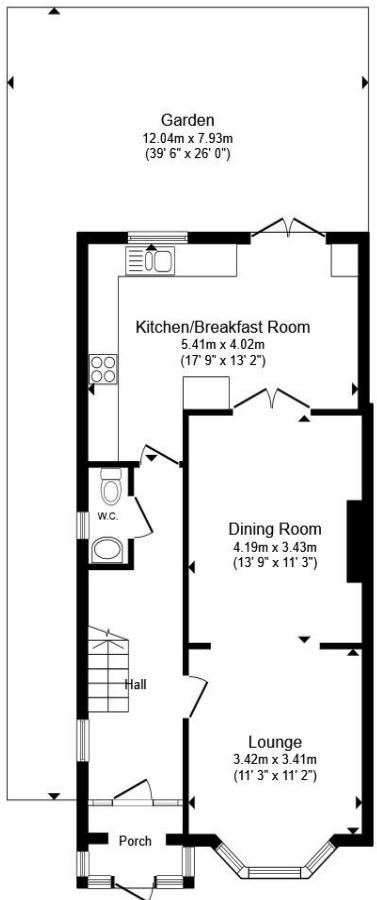
## **Poplar Road, Sutton**

Set on the popular Poplar Road in Sutton, this well-proportioned four-bedroom semi-detached home offers versatile living space ideal for growing families. The ground floor features a welcoming entrance porch and hallway, a handy downstairs WC, and a bright lounge to the front. To the rear, there is a separate dining room opening through to a generous kitchen/breakfast room, creating a sociable layout perfect for everyday living and entertaining, with direct access out to the garden.

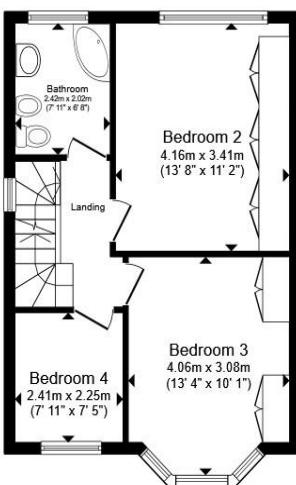
Upstairs, the first floor provides three bedrooms and a family bathroom, while the top floor has been arranged as an impressive principal bedroom with its own en-suite shower room-ideal as a private main suite, guest room or older child's space.

Externally, the property benefits from off-street parking to the front and a private rear garden, featuring a patio area for outdoor dining and a lawn beyond. A fantastic opportunity to secure a sizeable family home in a convenient Sutton location.

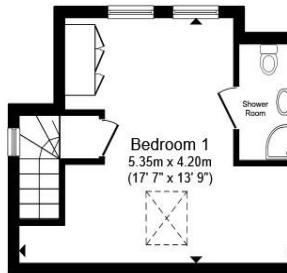




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 125.8 m<sup>2</sup> (1,355 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Poplar Road, Sutton

- Four-bedroom semi-detached family home
- Loft-style principal bedroom with en-suite shower room
- Two reception rooms (lounge + dining room)
- Large kitchen/breakfast room with garden access
- Downstairs WC

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£675,000**



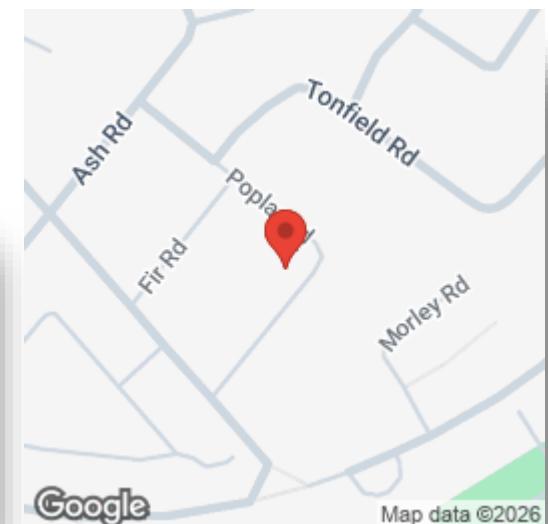
**view this property online** [barnardmarcus.co.uk/Property/SUT111021](http://barnardmarcus.co.uk/Property/SUT111021)

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Property Ref:  
SUT111021 - 0002

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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