



barnard marcus

Dibdin Road, Sutton SM1 2PQ

welcome to

Dibdin Road, Sutton

The ground floor provides two reception rooms. The main reception room is separate, with large windows allowing in plenty of natural light and a fireplace providing a focal point. A second reception room enjoys a pleasant garden view, making it suitable as a dining or family room. The kitchen benefits from natural light in addition features eye and base units.

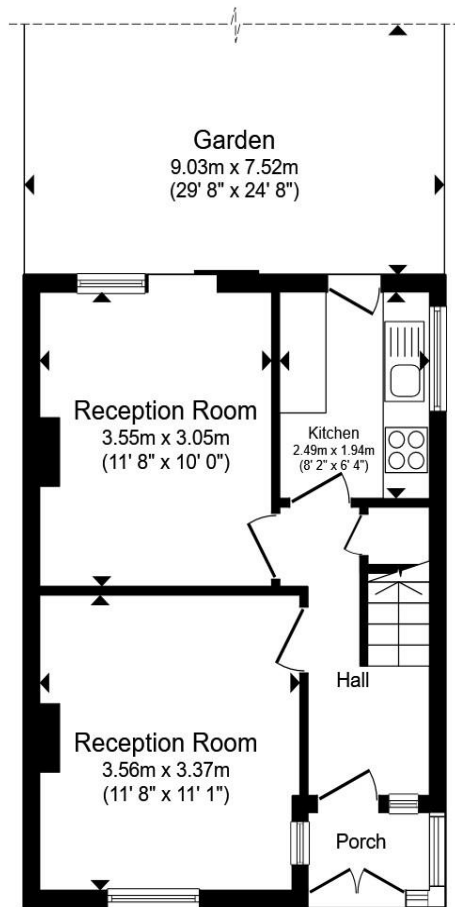
Upstairs, there is a family bathroom; in addition two double bedrooms and one single bedroom, providing flexibility for families or those needing a home office or guest room.

Externally, the property features a garden and parking for multiple cars, which are both attractive benefits for families and commuters.

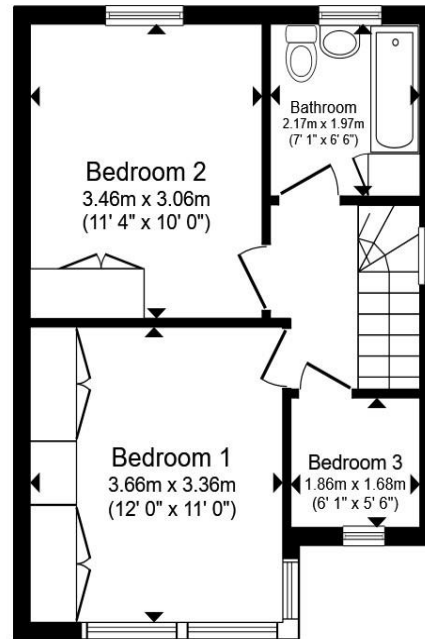
The house is well placed for nearby schools in Sutton, a town known for its range of primary and secondary education options. Green spaces are within easy reach, including local parks that provide play areas, walking routes and recreational facilities. Sutton High Street offers shops, supermarkets, cafés and everyday amenities.

Public transport links are readily accessible. Sutton Common railway station connects to central London terminals and you are only a short walk to Sutton mainline station which takes you to places such as London Victoria and London Blackfriars, with typical journey times from around 30-40 minutes, making this property suitable for those commuting into the city while seeking a residential area with schools and green spaces.





Ground Floor



First Floor



Total floor area 70.7 m² (761 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

welcome to

Dibdin Road, Sutton

- Three-bedroom semi-detached house
- Modernisation opportunity to add value
- Two bright reception rooms
- Garden with direct kitchen access
- Off-street parking for convenience

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110487



Property Ref:
SUT110487 - 0002

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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