

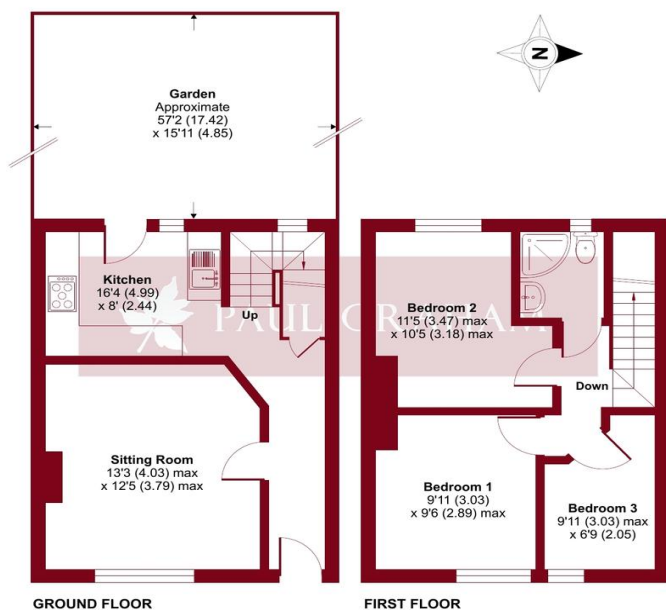


37 Wendling Road, Sutton, SM1 3ND | **Guide Price £425,000 Freehold**

A charming two double bedroom house situated on Wendling Road, offered to the market with no onward chain. The property is presented in good decorative order throughout, providing plenty of potential for further improvement. The ground floor features a bright sitting room, a separate kitchen with direct access to the garden, and the first floor offers two generous double bedrooms, a third bedroom, and a family bathroom with both bath and shower. Outside, the property boasts off-street parking and a westerly aspect rear garden, complete with a decking area and ample space for outdoor entertaining. With its practical layout and scope to add your own touch, this home is a fantastic opportunity for buyers looking in the Sutton area.

Wendling Road, Sutton, SM1

Approximate Area = 704 sq ft / 65.4 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 13' 3" x 12' 5" (4.04m x 3.78m)

KITCHEN 16' 4" x 8' 0" (4.98m x 2.44m)

GARDEN 57' 2" x 15' 11" (17.42m x 4.85m)

BEDROOM 1 9' 11" x 9' 6" (3.02m x 2.9m)

BEDROOM 2 11' 5" x 10' 5" (3.48m x 3.18m)

BEDROOM 3 9' 11" x 6' 9" (3.02m x 2.06m)

BATHROOM/SHOWER ROOM

OFF ROAD PARKING

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1358372. © nchcom 2025.



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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