



TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE* *16' 4" x 12' 3" (4.97m x 3.73m) LIVING ROOM
***SEPARATE KITCHEN 9' 6" x 8' 7" (2.89m x 2.61m) * BEDROOM ONE WITH WARDROBES**
14' 10" x 9' 1" (4.52m x 2.77m) * *DOUBLE GLAZED & GAS CENTRAL HEATING, OWN GARDEN TO THE REAR*
UPDATING REQUIRED, NO ONWARD CHAIN!

A TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH A LARGE REAR GARDEN. The property does require **REFURBISHMENT** and is located within half a mile of Sutton Town Centre and Railway Station which has a frequent service into London. An ideal purchase for a **FIRST TIME BUYER** or as an **INVESTMENT PURCHASE**.

Within the large garden there are also two Storage Sheds, one with power, and a Greenhouse.

NO OFF-ROAD PARKING, ON ROAD PARKING ONLY, NO ONWARD CHAIN, VIEWING RECOMMENDED!

Albert Road, Sutton, Surrey SM1 4RX
ASKING PRICE: £335,000 LEASEHOLD



LOCATION

Situated on the northern slopes of the North Downs, Sutton is just five miles west of Croydon and 10 miles south of London city centre.

Located on the A232, which connects to the A3 and A23 for quick access to London, Sutton has unbeatable travel links. The Sutton mainline station links the town to London's main stations, while Morden Tube Station is three miles to the north and acts as the southern terminus for the Northern Line.

Thanks to its proximity to London, Sutton benefits from all the shopping and entertainment facilities you could need. Sutton High Street with a selection of pubs and restaurants as well as Sainsbury's, Asda, Morrisons and M&S supermarkets.

GROUND FLOOR ENTRANCE

There is a part panelled and glazed front door leading to a set of stairs to the first-floor landing.

HALLWAY/LANDING

An L-Shaped hallway/landing with access to the loft space, radiator.

LIVING ROOM 16' 4" x 12' 3" (4.97m x 3.73m)

Large double glazed window to the rear aspect, chimney breast with a fireplace, coved ceiling and radiator.

KITCHEN 9' 6" x 8' 7" (2.89m x 2.61m)

Double aspect with double glazed windows to the rear and side, built in floor to ceiling cupboard housing a Worcester gas fired central heating boiler. Range of wall and base units with tiled surrounds and worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under, space and plumbing for a washing machine and space for a cooker with gas point.

BEDROOM ONE 14' 10" x 9' 1" (4.52m x 2.77m)

Large double-glazed window to the front with built in drawers and a dressing table unit below, coved ceiling, range of built-in wardrobes with a double bed recess, coved ceiling and double radiator.

BEDROOM TWO 11' 5" x 12' 3" (3.48m x 3.73m) Max - L-shaped

Double glazed window to the front aspect, useful over-stairs storage cupboard, coved ceiling and radiator.

BATHROOM 5' 8" x 5' 6" (1.73m x 1.68m)

Double glazed frosted window to the side, white suite comprising of a part panelled bath with radiator, separate taps and a wall mounted electric TRITON shower attachment, vanity wash hand basin and a low flush WC.

OUTSIDE

OWN REAR GARDEN

Large level rear Garden with a extensive lawn area, some hardstanding/patio and two Garden Sheds, one with power which has been used as a workshop. There is also a Greenhouse which will remain. The garden is accessed via a right of way path from the rear of the property.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 999 Years from 29/9/1958

MAINTENANCE/SERVICE CHARGE: As per Lease Agreement - no monthly payment.

GROUND RENT: £10.00 pa

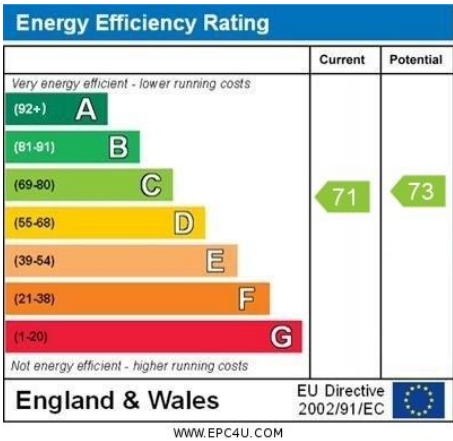
COUNCIL TAX:

The current Council Tax Band is 'C', via London Borough of Sutton. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.sutton.gov.uk/w/bands-and-amounts>

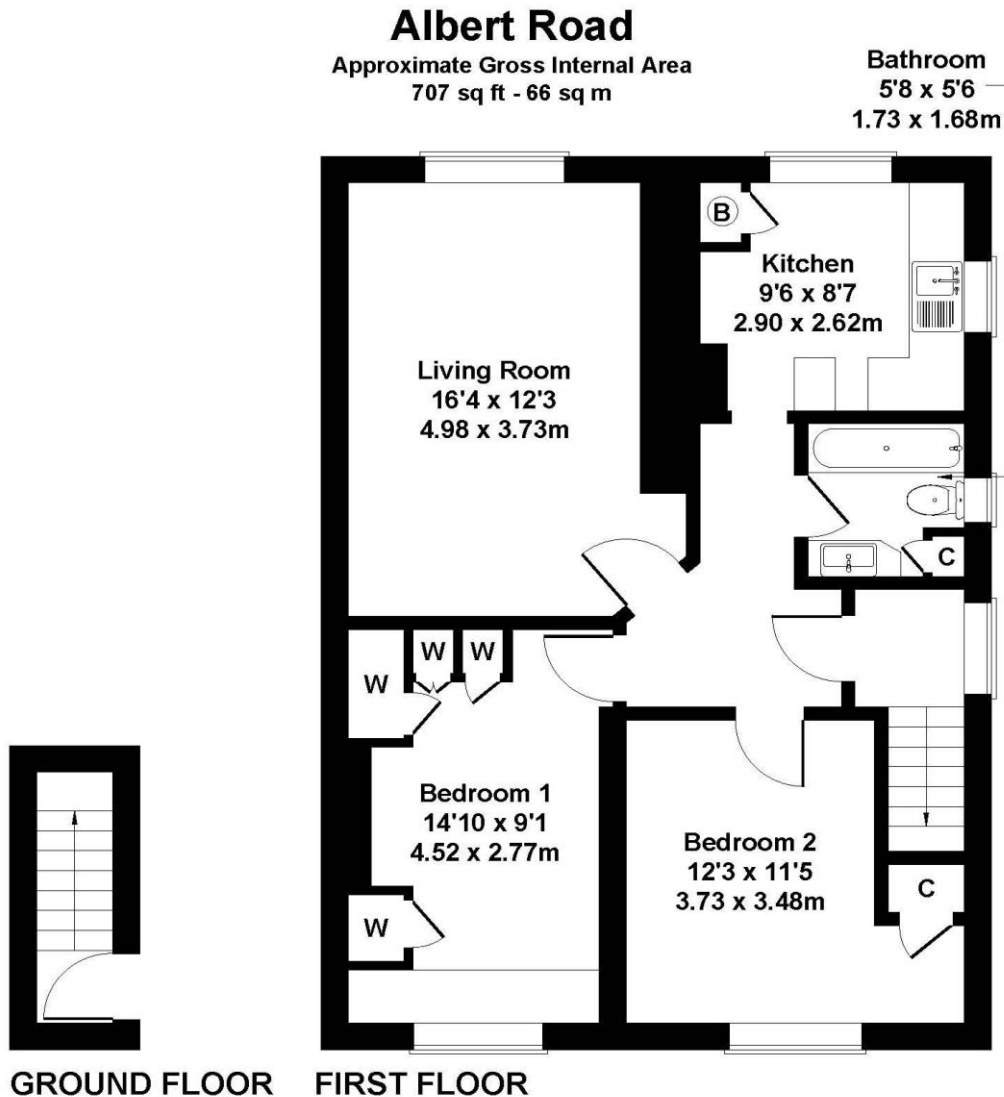
16/6/2025



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



Not to Scale. Produced by The Plan Portal 2025
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