



Tonfield Road, Sutton

Sutton

Guide Price £550,000 to £575,000

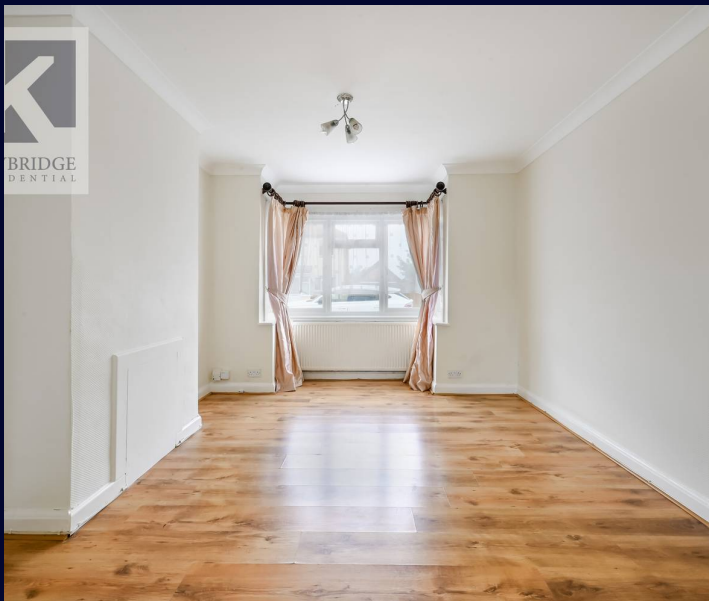


Tonfield Road

- Spacious private garden
- Attached garage
- Off-road parking
- Open plan living area
- Garden access from dining area
- Utility room with washer and dryer
- Laminate and wooden flooring
- Ample natural light throughout

This impressive three-bedroom semi-detached house is designed for modern family living, offering two generous reception rooms and a thoughtfully arranged open plan layout. The good size kitchen is well equipped with access to utility room, complemented by laminate flooring and abundant natural light. The bright dining area provides seamless access to the spacious private garden, perfect for entertaining and outdoor relaxation.

Additional benefits include a utility room with washer and dryer, an attached garage for secure storage or home gym use, and convenient off-road parking. The modern bathroom features clean tiling, a bath-tub with shower, and excellent natural light. Throughout the property, large windows, neutral decor, and quality flooring create a welcoming and versatile environment ready to be personalised. The mature garden is fully fenced and includes a shed, offering both privacy and practicality for families and pet owners.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to carry out their own due diligence and inspections to verify any details of importance. **Fixtures and Fittings:** Items included with the property are subject to negotiation and may differ from what is shown or described in the brochure. **External Information:** Any reference to schools, amenities, transport links, or other services is provided in good faith but should be independently verified. **Legal Advice:** This brochure does not constitute an offer, contract, or part of one. Interested parties are encouraged to seek professional legal advice before making any commitments. Kaybridge Residential accepts no responsibility for any loss or damage resulting from reliance on this information. All interested parties should ensure they have a full understanding of the property and associated matters prior to purchase.





TONFIELD ROAD

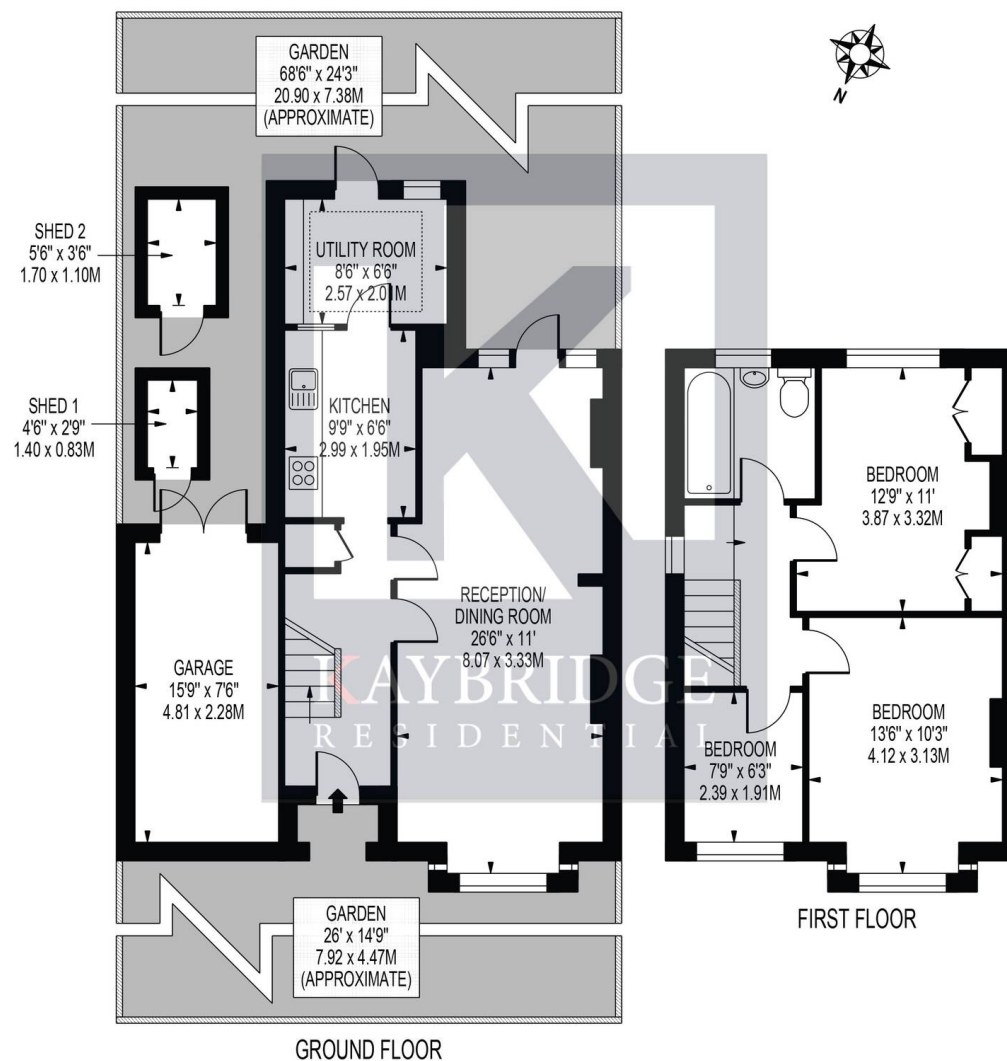
APPROXIMATE GROSS INTERNAL FLOOR AREA: 908 SQ FT - 84.37 SQ M

(EXCLUDING GARAGE, SHED 1 & SHED 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 118 SQ FT - 10.97 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED 1: 12 SQ FT - 1.16 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA SHED 2: 20 SQ FT - 1.87 SQ M



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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.
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