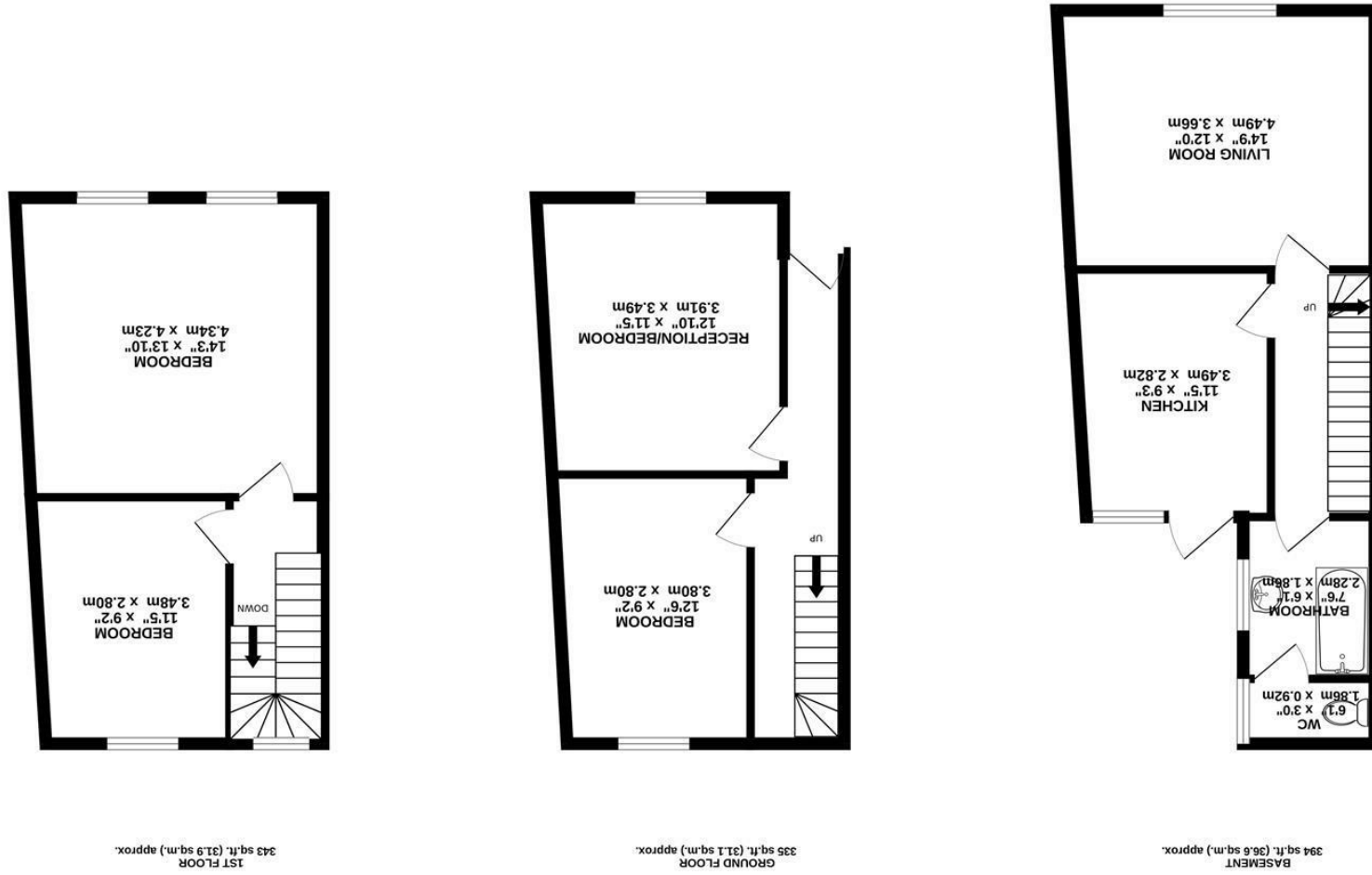


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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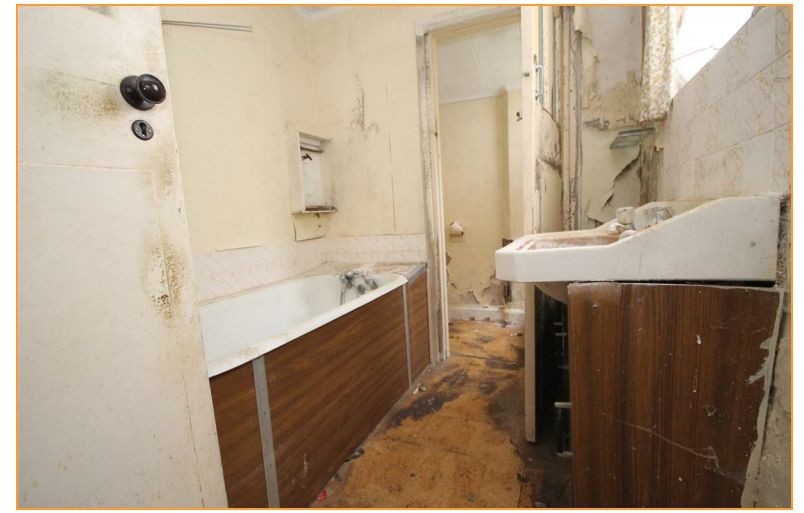


25 Greyhound Road

Sutton, SM1 4BY

Price Guide £415,000

Cash Buyers only! Silverman Black is delighted to offer this charming and flexible 3/4 bedroom Victorian terraced cottage located close to Sutton town centre, less than five minutes walk from Manor Park Primary School and Sutton Grammar School for Boys. Needing full refurbishment, the accommodation is spread over three floors - with two rooms on both the entrance level and the upper floor, whilst on the lower ground floor there is a further reception room/bedroom, a self contained kitchen and a bathroom. Externally, there is a generously sized garden, extending around 70 ft with pedestrian access from Myrtle Road. Affording huge scope for improvement and flexibility within the accommodation, this property is a totally "blank canvass" - affording one lucky buyer the opportunity to create a wonderful, individual family home "from the ground floor up"! Several neighbouring properties have recently been remodeled - so if you need "inspiration", please feel free to speak to one of our staff about the possibilities offered by this potentially charming house. In terms of local facilities, Sutton town centre & Manor Park are around five minutes walk away (c 0.25 miles) and Sutton mainline BR station is approximately 12 minutes walk distant (0.6 miles). The property is empty - we hold the keys - so if you would like to organise an appointment to view, just call us on 020 8773 2929



- A rare opportunity to acquire a sizable 3/4 bedroom Victorian cottage in need to complete refurbishment
- Generous accommodation spread over three floors, with two rooms on both the entrance level & top floor, with a further bedroom/reception, kitchen & bathroom on the lower ground floor
- Secure private garden extending to around 70 ft with pedestrian access from Myrtle Road
- Flexible accommodation offering the opportunity to create a four bed, two bath family home
- EPC rating: TBC; Council Tax Band "D"; Freehold
- Manor Park, Manor Park Primary School and Sutton Grammar School for Boys are all with 5 minutes walk
- The shopping & recreational facilities of Sutton town centre are about 7 minutes walk away (0.3 miles), Sutton mainline BR station is approx 12 minutes walk away (0.6 miles)
- Viewing of this potentially charming family home is highly recommended - so call today to book an appointment

