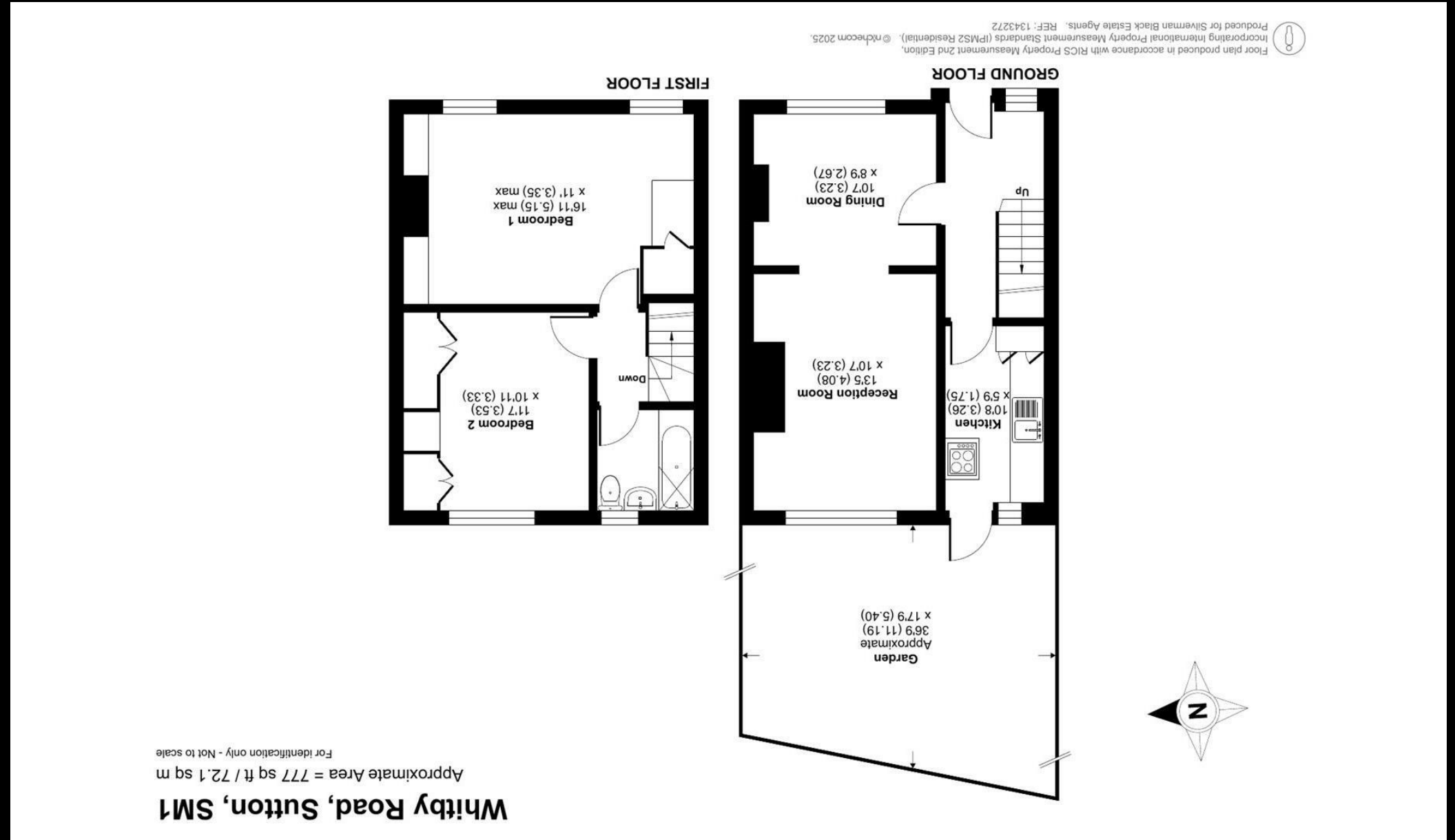






42 Whitby Road

Sutton, SM1 3LY

Price Guide £420,000

Silverman Black is delighted to offer this sizable two bedroom mid terrace house located on a popular residential street only about 0.25 miles from the St Helier Hospital. A "blank canvass", ready for someone to put their own "stamp" on, the accommodation comprises a good size entrance hall, a dining room with access through to the living room and a galley style kitchen on the ground floor with two double bedrooms and the family bathroom on the first floor. Please note that many owners have divided the huge master bedroom into two smaller bedrooms - affording two standard size doubles and a single room - whilst many others (including the immediate neighbours) have added a loft extension - often under permitted development. Externally, the property has a pretty front garden and off street parking for one vehicle, whilst to the rear, the back garden extends around 35 ft and enjoys a sunny westerly aspect - perfect to catch the late afternoon sun. The property does, in truth, require some modernisation and updating - but is being sold with full vacant possession and no onward chain. In terms of local facilities, the St Helier Hospital and Queen Mary's Hospital for Children is roughly 0.25 miles away with a full selection of local shops available at Rose Hill, which is about a 10 minute walk away (c 0.5 miles). The St Helier Open space (which incorporates the David Wier Leisure Centre) and Rose Hill Park are both within a few minutes walk - whilst there are three local BR stations available with a 1.5 mile radius - Carshalton, St Helier and Sutton Common - affording a variety of routes into Central London and The City. A regular bus service runs from The St Helier Hospital both down into Sutton and north into Morden - where commuters can interconnect with both the Tube network and the Wimbledon - East Croydon - Bromley tramlink. Sutton's excellent schools are accessible - with 5 Grammar Schools and some top state/independent schools within a 5 mile radius. Call today!



- Full vacant possession with no onward chain
- A sizable two bedroom mid terrace house located in a popular spot within 0.25 miles of the St Helier Hospital
- Potential for easy conversion to accommodate three bedrooms, or for extension into the loft under permitted development regulations
- Accommodation comprises entrance hall, living room, dining room, galley kitchen, two very spacious bedrooms, family bathroom
- Outside there is off street parking for one vehicle and a 35 ft rear garden which enjoys a sunny westerly aspect - perfect to catch the late afternoon sun
- Some upgrading and modernisation is required
- Full access to the Borough's educational facilities including five Grammar Schools, many highly rated state primary & secondary schools and some excellent independent & private establishments
- Regular bus service along Wrythe Lane to Sutton and Morden where commuters can catch either the Tube (Northern Line) or the Wimbledon to Bromley tramlink via East Croydon
- Freehold; Council Tax Band "C"; EPC "G" (no central heating)
- Viewing is highly recommended - so call today to book an appointment

