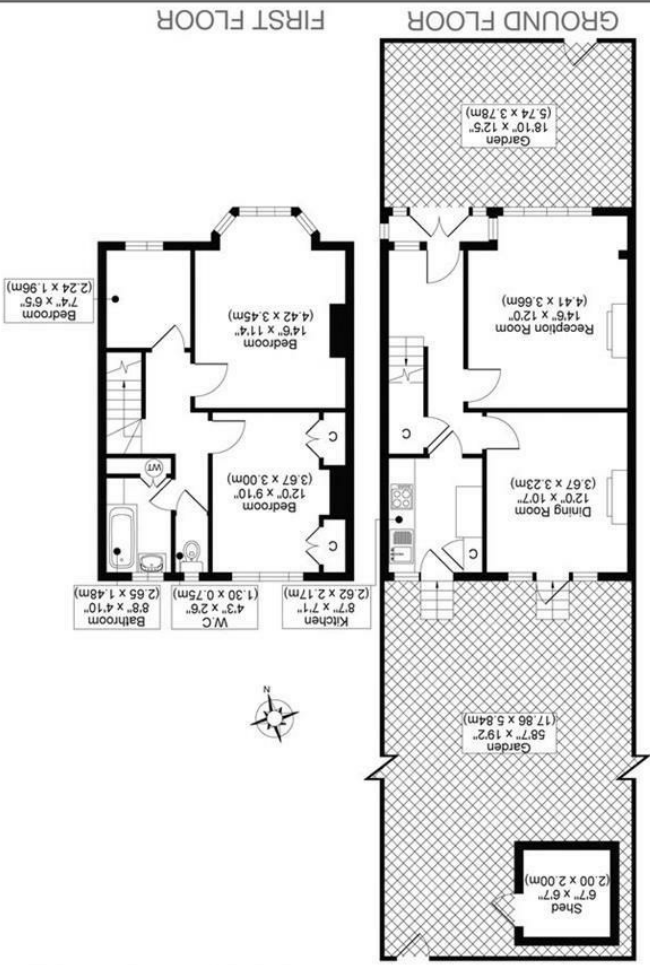


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



VERMONT ROAD, SM1  
TOTAL APPROX FLOOR PLAN AREA INCLUDING SHED 977 SQ.FT (91 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING SHED 934 SQ.FT (87 SQ.M)

SILVERMAN  
BLACK  
PROPERTY SPECIALISTS



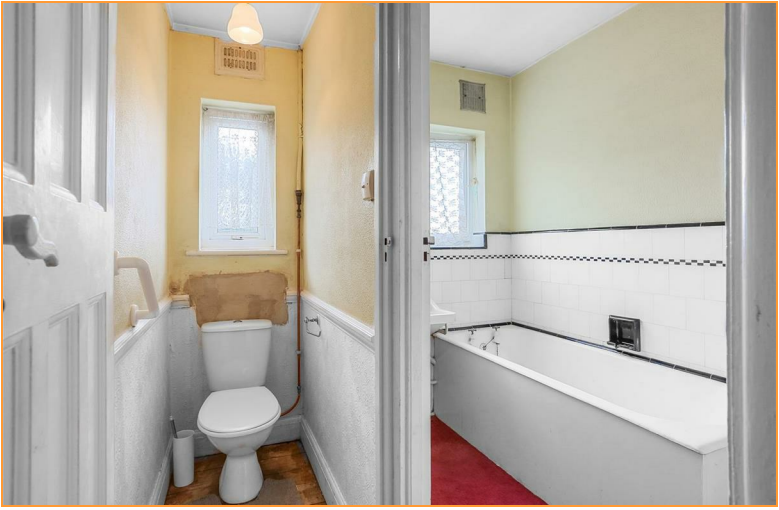


## 11 Vermont Road

Sutton, SM1 3EQ

Price Guide £499,950

Silverman Black is delighted to offer this spacious three bedroom terraced house, nestled in a quiet cul-de-sac only about 10 minutes walk from Sutton High Street (c 0.3 miles). In need of some updating and modernisation, the property offers an enclosed storm porch and a good size hall, two well proportioned reception rooms and a separate kitchen on the ground floor, with three bedrooms (2 x double rooms; 1 x single bedroom) with a bathroom and separate WC on the first floor. Externally, the property has an enclosed front garden and a 60 ft rear garden - which enjoys a sunny southerly aspect and incorporates a good size timber shed. Other benefits include gas/radiator central heating and double glazed windows and doors - but the property will likely need new wiring, and new kitchen and bathroom suites and a programme of redecoration. The property is extendable both into the loft and to the rear - one project will likely be able to be undertaken under permitted development rules - with many neighbouring properties having already completed similar projects. In terms of local facilities, the property is centrally located, with Sutton Green (park) located almost immediately at the bottom of the road and the shops bars and restaurants of Sutton High Street being only 10 minutes walk away. In terms of public transport, Sutton Common railway station is only a 5 minute walk away - offering a Thameslink service from Sutton to St Albans via Wimbledon and London St Pancras - whilst Sutton Mainline BR station is only two stops away (c. 1 mile walking). A number of bus routes operate from Sutton Green, giving access to Croydon, Tooting and Morden. A number of excellent local schools are close at hand including Glenthorne High School (0.6 miles) and Greenshaw High School (0.7 miles) - both about 15 minutes walk away - whilst living within the Borough affords access to educational facilities that are rated amongst the best in London. Call today to arrange your viewing!



- A three bedroom mid terrace house located in a quiet cul-de-sac only 10 minutes walk from Sutton High Street
- Vacant possession - In need of some refurbishment and modernisation
- Accommodation comprises enclosed porch, entrance hall, lounge, dining room, kitchen, two double bedrooms, a single bedroom, bathroom & separate WC
- Enclosed front garden, 60 south facing rear garden, timber shed
- Scope for extension either to the rear or into the loft - one project available to be done under current permitted development rules
- Freehold, Council Tax Band "D"; EPC rating: "D" (64/81)
- 0.3 miles to Sutton High Street (10 minutes walk); 0.2 miles (5 minutes walk) to Sutton Common station - a Thameslink service affording access to St Albans via Wimbledon and London St Pancras
- Sutton Mainline BR station is approximtaley 1 mile distant accessing London Victoria, The City & London Bridge
- No 1 Borough for education in London - Glenthorne and Greenshaw High Schools are both just over 15 minutes walk away
- Book your appointment to view today!

