

FOR SALE



Woodend, Sutton, SM1
“Offers Over £850,000” Freehold

MARTIN&CO



Woodend, Sutton, SM1

4 Bedrooms, 3 Bathrooms, 1 En-Suite

“Offers Over £850,000” Freehold

- DETACHED DOUBLE FRONTED BUNGALOW
- FULL RENOVATION UNDERTAKEN
- TWO ADDITIONAL SIDE EXTENSIONS
- ANNEX FOR A FAMILY MEMBER
- 3 NEW BATHROOMS (1 EN SUITE)
- PARKING FOR 3/4 CARS ON DRIVEWAY
- RESIDENTS PERMIT PARKING ON ROAD
- SEPARATE DETACHED TANDEM GARAGE
- SECLUDED & LANDSCAPED REAR GARDEN
- SET IN A POPULAR CONSERVATION AREA
- WIDER 65FT PLOT
- CLOSE TO GREENSHAW HIGH SCHOOL
- ACCESS TO SUTTON COMMON STATION
- BUS ROUTES TO MORDEN TUBE STATION
- NEAR SUTTON TOWN CENTRE
- FULL REWIRE OF PROPERTY
- NEW CENTRAL HEATING SYSTEM
- NEW OAK HARDWOOD FLOORING
- NEW DRAINAGE & SEWERAGE SYSTEM
- NEW GAS & WATER SUPPLIES TO HOUSE
- SUTTON COUNCIL TAX BAND E. £2503.58 PA
- EPC BEING REFRESHED SINCE WORKS
- EXCITING NEW DEVELOPMENT NEARBY OF
- 9 HOUSES IN SUBSTANTIAL GROUNDS



A stunning & fully renovated 4 bedroom DETACHED DOUBLE FRONTED BUNGALOW, on a 65ft WIDER PLOT, with a TANDEM GARAGE and SIDE ANNEX, in the Sutton Garden Suburb Conservation Area.

A popular residential community, walking distance of Greenshaw High School, Sutton Common Station and Sutton Town Centre. Local bus routes provide access to Morden tube and all the amenities in the surrounding area.

4 good sized bedrooms, 2 receptions, modern luxury fitted kitchen with Granite tops, 3 superb bathrooms, (1 en suite), utility room, parking for 3/4 cars and a 64ft x 45ft secluded & landscaped rear garden.

The ANNEX is ideal for a relative to have a private area & the garage could suit as a home office. Having undergone a full renovation and extensions on both sides and to the rear for the annex, contact Martin & Co for a list of all the improvements.

Agents Note: There is an exciting new development of 9 stunning New Houses in progress nearby. Sole Agent. Viewing Highly Recommended.





Martin & Co



Martin & Co



Martin & Co



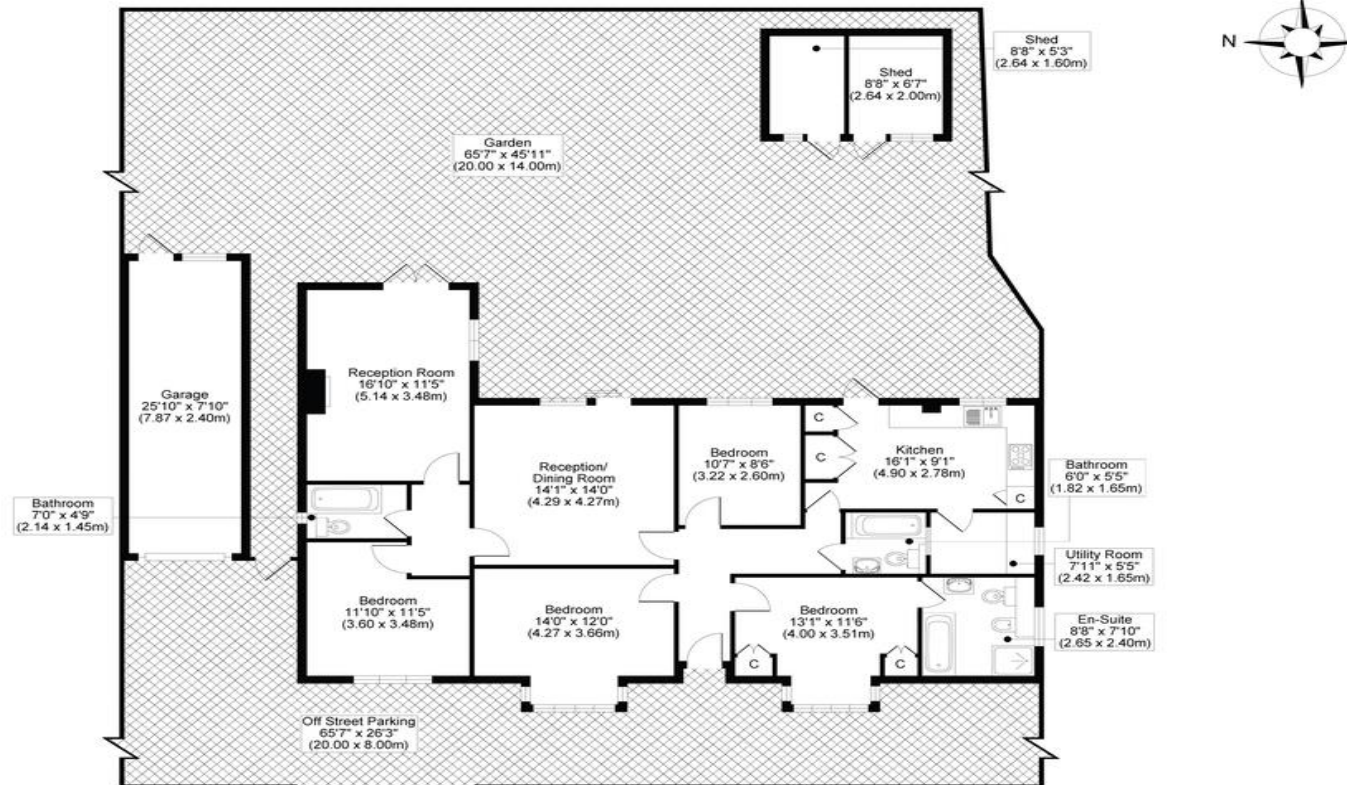
Martin & Co

WOODEND, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & OUTBUILDING 1667 SQ.FT (155 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & OUTBUILDING 1359 SQ.FT (126 SQ.M)

GROUND FLOOR



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.

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MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision