



Ash Road, Sutton, SM3 9LA
Asking Price of £675,000 Freehold

MARTIN&CO

Ash Road, Sutton

5 Bedrooms, 2 Bathrooms, 3 Receptions

Asking Price of £675,000

- DOUBLE FRONTED SEMI DETACHED HOUSE
- 5 BEDROOMS
- 2 BATHROOMS
- 3 RECEPTION ROOMS
- INTEGRAL GARAGE/SCOPE FOR AN OFFICE
- MODERNISATION/UPDATING REQUIRED
- PROBATE SALE WITH NO CHAIN
- SOUTH/WEST FACING REAR GARDEN
- LARGE DRIVEWAY
- EXTENDED TO THE REAR AND SIDE
- CLOSE TO LOCAL SHOPS
- CHOICE OF GOOD LOCAL SCHOOLS
- GLENTHORNE HIGH SCHOOL NEARBY
- OPTION TO EXTEND INTO THE LOFT (STPP)
- REFURBISH INTERNALLY TO YOUR TASTE
- BUS ROUTES TO WIMBLEDON & MORDEN
- SEVERAL LOCAL PARKS NEARBY
- KEYS HELD
- SOLE AGENT



PROBATE SALE WITH NO CHAIN. A large 5 BEDROOM DOUBLE FRONTED SEMI-DETACHED HOUSE, with 2 bathrooms, in need of MODERNISATION/UPDATING. Situated on the Sutton/Cheam border, with a floor area of 1636 SQ. FT (152 SQ.M), having been previously extended to the rear, with an additional 2 storey side addition added.

The house benefits from off street parking, integral garage, 3 reception rooms, a large kitchen, shower room and South/West facing rear garden on the ground floor. 5 bedrooms & a family bathroom on the first floor. Still with a large loft offering further potential to extend (STPP).

This spacious home offers a new family the opportunity to fully refurbish the interior to their own specification, with the major building works to extend already in place. KEYS HELD. SOLE AGENT. VIEWING HIGHLY RECOMMENDED. EPC Band D. Sutton Council Tax Band E = £2,647.56 pa

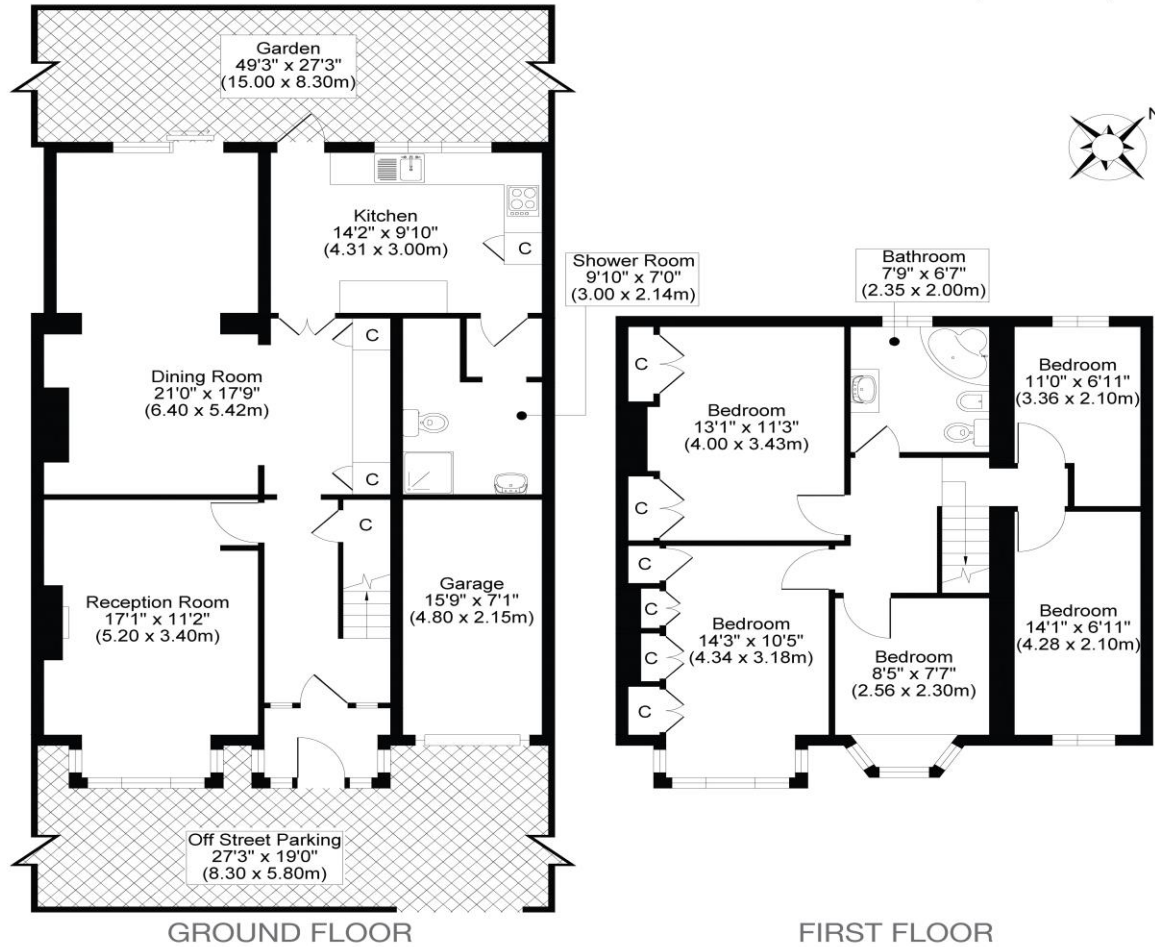




ASH ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1636 SQ.FT (152 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1532 SQ.FT (142 SQ.M)



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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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

