

FOR SALE



Tonfield Road, Sutton, North Cheam, SM3
Asking Price of £750,000 FH

MARTIN&CO



**Tonfield Road, Sutton/North Cheam,
SM3**

4 Double Bedrooms, 3 Receptions

2 Bathrooms 1 En-Suite Bath + Shower

- SEMI DETACHED FAMILY HOUSE
- DOUBLE FRONTED PROPERTY
- SIZEABLE CORNER PLOT
- 4 LARGE DOUBLE BEDROOMS
- 3 LARGE RECEPTION ROOMS
- NEW FITTED KITCHEN/BREAKFAST ROOM
- UTILITY AREA
- CLOAKROOM
- MASTER BEDROOM OWN PRIVATE BATH
- PLUS EN-SUITE SHOWER ROOM
- 92FT X 45FT LARGE REAR GARDEN
- 20FT SUMMER HOUSE
- SPACE FOR A GARAGE
- SIDE ACCESS TO REAR GARDEN
- CLOSE TO GLENTHORN HIGH SCHOOL
- ACCESS TO SUTTON COMMON STATION
- BUS ROUTES TO MORDEN TUBE
- SCOPE TO EXTEND TO THE REAR STPP
- WIDE LOFT TO CONVERT STPP
- KEYS HELD
- VIEWING RECOMMENDED



A substantial 4 BEDROOM, DOUBLE FRONTED SEMI-DETACHED HOUSE with a SIZEABLE CORNER PLOT, on the Sutton/Cheam border. In a popular residential area with excellent local parks & schools, including Glenthorne High School, with access to Sutton Common Station & Morden Tube.

Ground Floor: Large double reception room with dual aspects, 3rd reception/dining room, 22ft new modern fitted kitchen/breakfast room and a cloakroom.

First Floor: Master bedroom with a private en-suite bath area & a shower room, 3 further double bedrooms and a family shower room.

Outside: 92ft x 45ft huge rear garden with side access, option for a garage and a 20ft wide summer house. The front driveway has parking for several cars.

Huge scope to extend further, into the wide loft or to the rear (STPP).

EPC band D. Sutton Council Band E = £2,647.56 pa.

KEYS HELD. SOLE AGENT. VIEWING HIGHLY RECOMMENDED.





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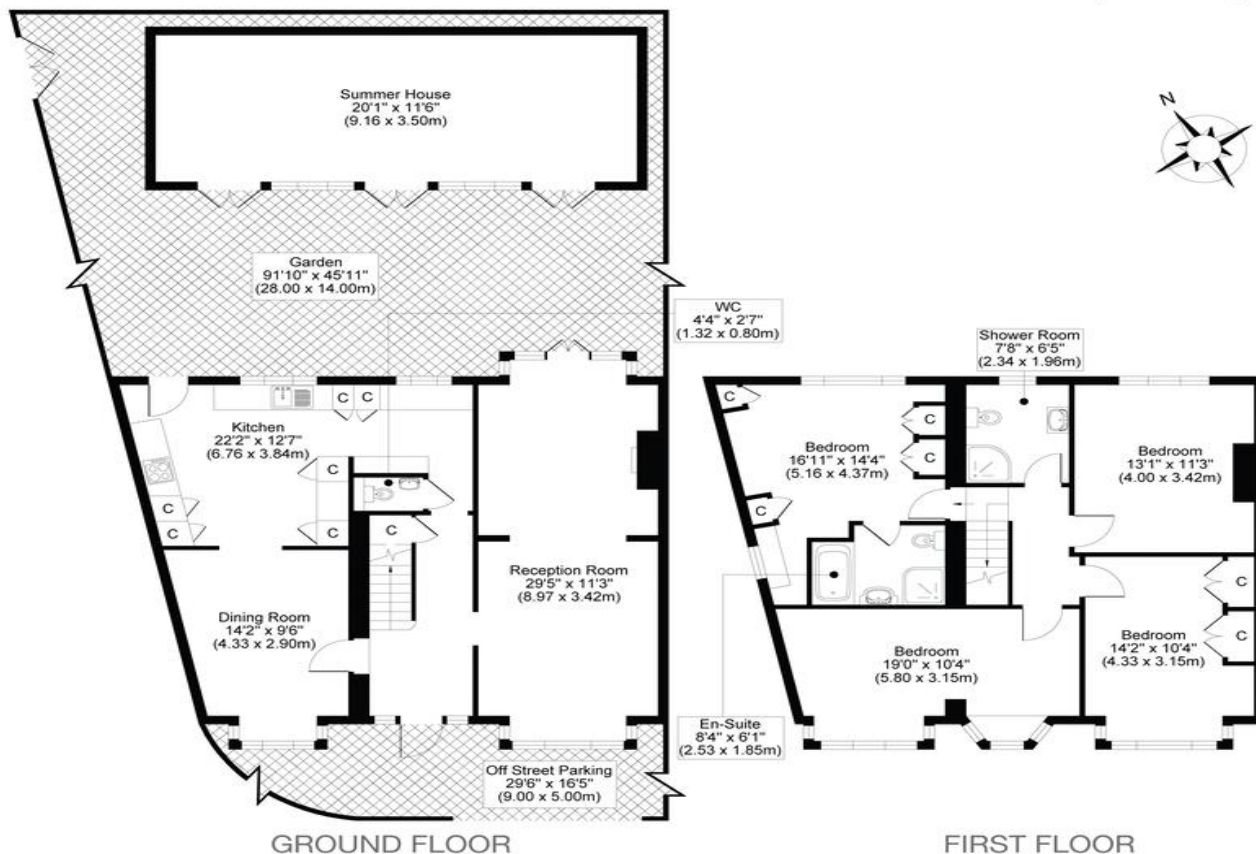


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TONFIELD ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 2019 SQ.FT (188 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1674 SQ.FT (156 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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opticmedia.co.uk

Martin & Co Sutton

32 Stonecot Hill • Sutton • SM3 9HE

T: 0208 337 9647 • E: SUTTON@MARTINCO.COM

<http://www.martinco.com/>

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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 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 and availability of your funds in order that our client may make an informed decision

