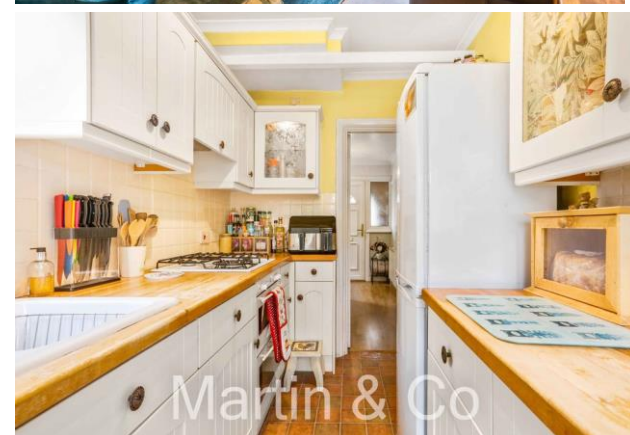


FOR SALE



Tonfield Road, Sutton, SM3
Asking Price £575,000 FH

MARTIN&CO



Tonfield Road, Sutton, SM3

3 Bedrooms, 2 Receptions, Kitchen,
Bathroom, Parking, 55ft + Garden

- SEMI DETACHED FAMILY HOUSE
- 2 RECEPTION ROOMS
- SEPARATE KITCHEN
- 3 GOOD BEDROOMS
- FAMILY BATHROOM
- PARKING ON THE DRIVEWAY
- CLOSE TO GLENTHORNE HIGH SCHOOL
- POTENTIAL TO EXTEND (STPP)
- NO CHAIN
- KEYS HELD
- VIEWING RECOMMENDED
- MOVE IN BEFORE THE END OF MARCH
- 2025 STAMP DUTY DEADLINE



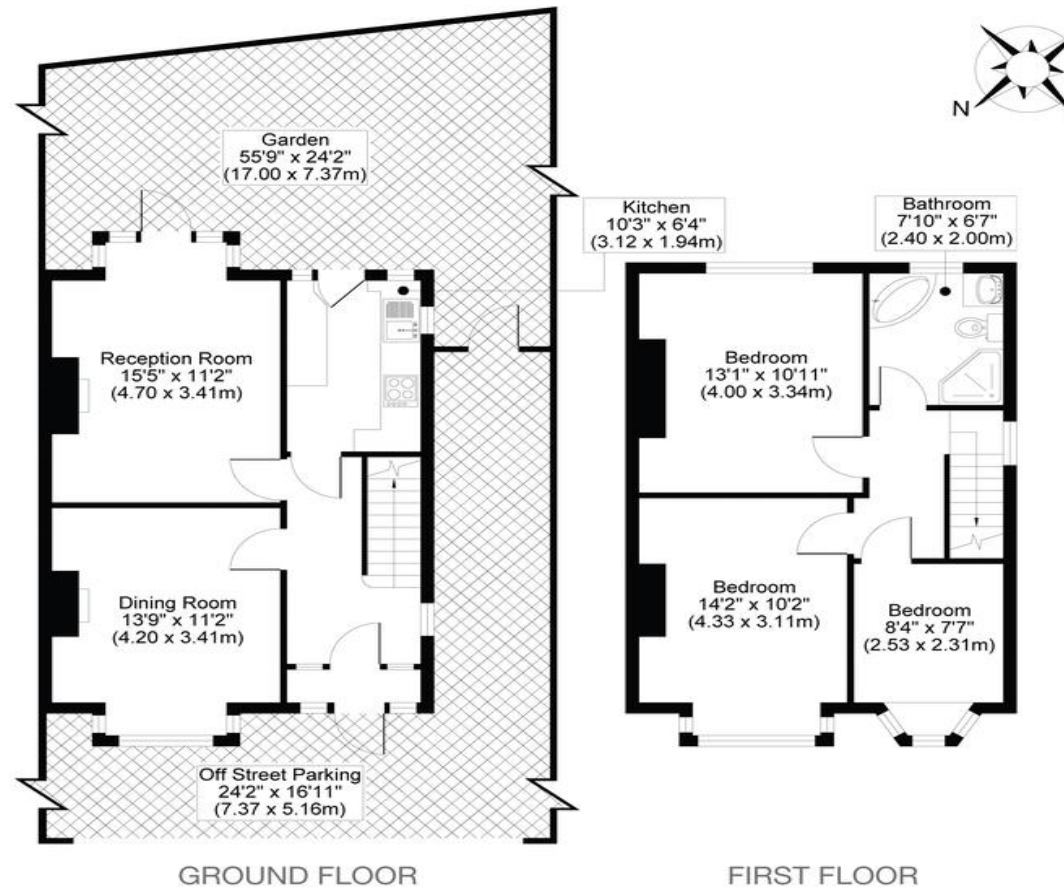
A spacious Semi-Detached 3 bedroom family house, in a popular residential area, close to local parks & excellent schools including Glenthorne High School. Move in with NO CHAIN and make the house your own, with huge potential to extend to the rear or onto the loft (STPP). Well serviced by local bus routes for access to Sutton Common Station, Morden tube Station, North Cheam High Street & Sutton Town Centre, as well as local supermarket stores.

Internally there are 2 good sized reception rooms & a kitchen on the ground floor, with 3 good sized bedrooms and a family bathroom on the first floor. Externally the house has shared side access, parking on the driveway, a 55 ft rear garden with a decked area & Astroturf surface.

EPC Band D. Sutton Council Tax Band E = £2,647.56 pa. VIEWING HIGHLY RECOMMENDED. SOLE AGENT.



TONFIELD ROAD, SM3
TOTAL APPROX FLOOR PLAN AREA 959 SQ.FT (89 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.

optjc
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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

MARTIN&CO The Property Ombudsman