



HUNTERS[®]

HERE TO GET *you* THERE



29 Victoria Road, Sutton

£285,000



Welcome to this charming maisonette offering a delightful living experience. This property boasts a lovely reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's space for a small family or to work from home.

Situated conveniently close to the station and town centre, this home offers easy access to all amenities. The added bonus of parking for one vehicle ensures you'll never have to worry about parking again.

One of the standout features of this property is the private garden, providing a tranquil outdoor space for you to enjoy. Additionally, the potential to convert the loft offers exciting possibilities for expanding the living space to suit your needs (subject to the usual planning permission and freeholder consent).

With no onward chain, this maisonette is ready and waiting for you to make it your own. Don't miss out on this fantastic opportunity to own a property with such great potential. Contact us today to arrange a viewing and envision the possibilities that await you at Victoria Road.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
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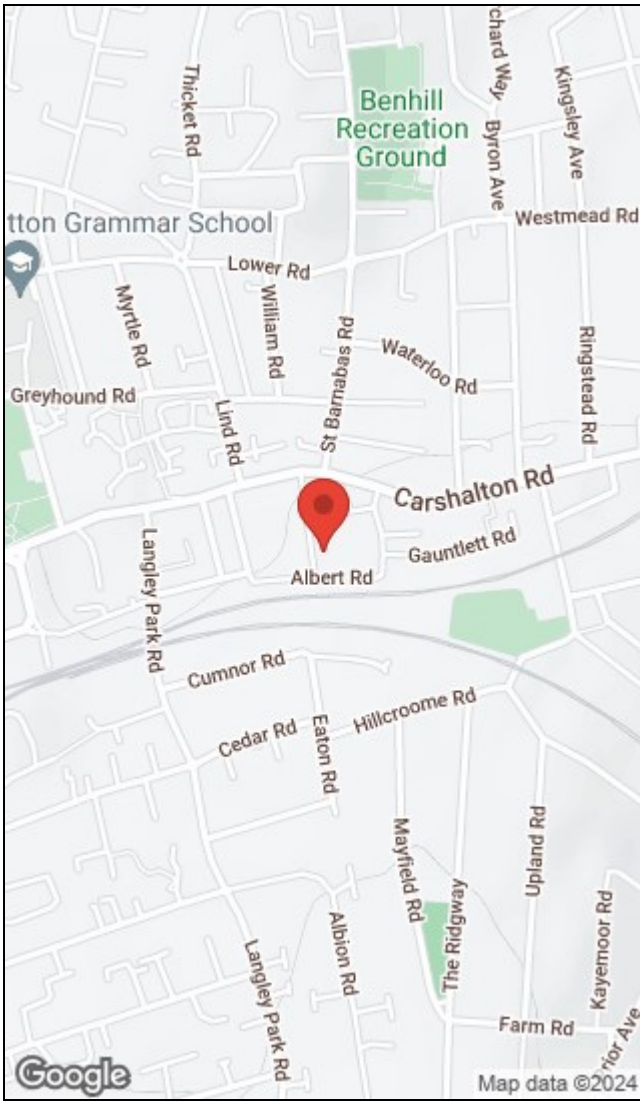
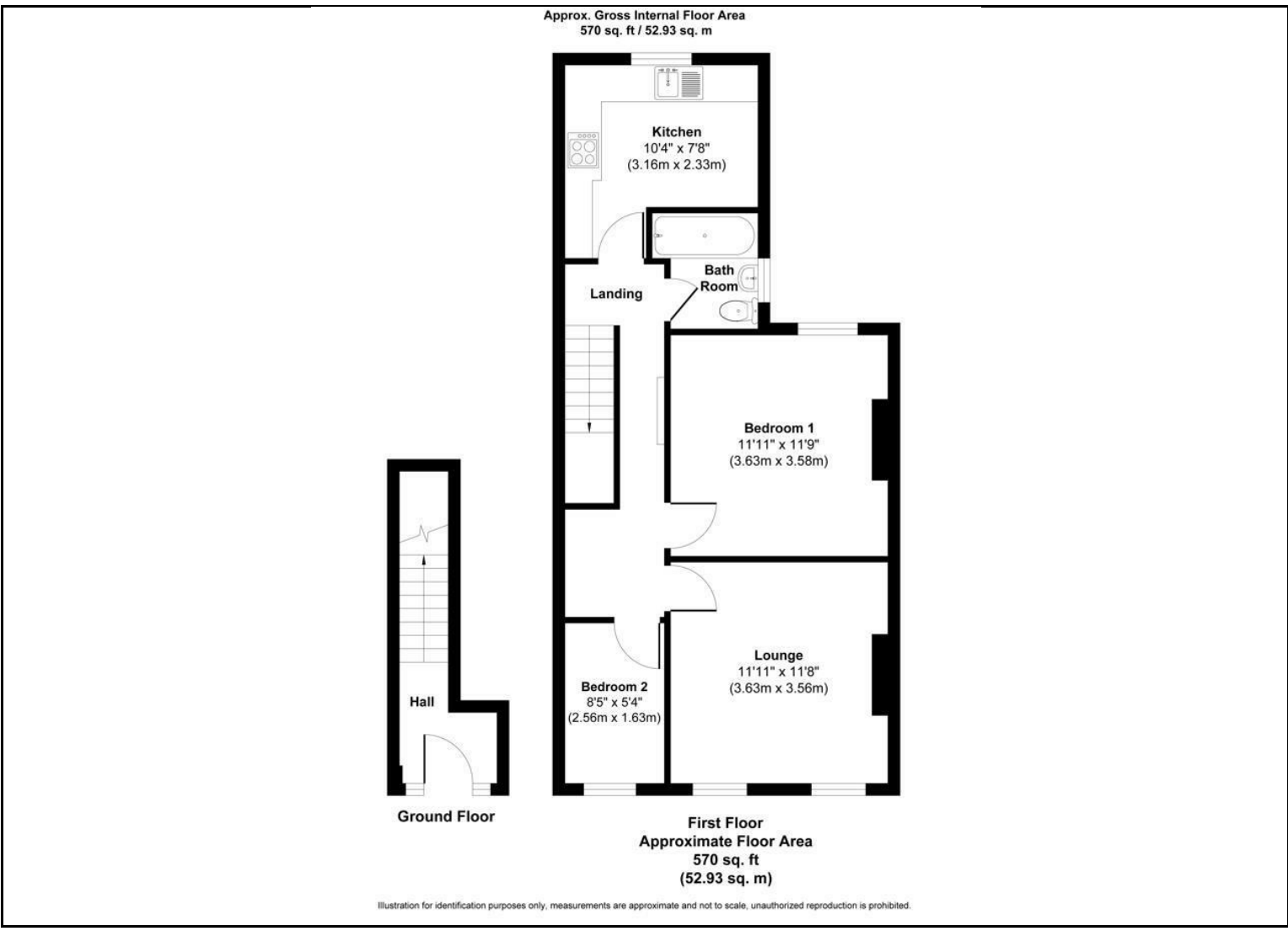


KEY FEATURES

- DOUBLE GLAZING & GAS CENTRAL HEATING
 - BOILER REPLACED RECENTLY
 - OWN REAR GARDEN
 - PARKING SPACE TO REAR
 - SPACIOUS LIVING ROOM
 - SMALL SECOND BEDROOM
- POTENTIAL TO CONVERT LOFT (STPP)
 - NO ONWARD CHAIN







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		75	
	57		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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