

FOR SALE



Leslie Gardens, Sutton, SM2
Asking Price of £589,950 FH

MARTIN&CO



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Freehold

- LINK-DETACHED FAMILY HOME
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM (REC 2)
- SPACIOUS FAMILY HOME
- ATTACHED GARAGE, UP & OVER DOOR
- CAR PORT OVER DRIVEWAY PARKING
- SOUTH/WEST 80FT GARDEN INCLUDING
- ADDITIONAL REAR GARDEN SECTION
- REQUIRES MODERNISATION
- POTENTIAL TO EXTEND STPP
- WALKING DISTANCE OF SUTTON STATION
- CLOSE TO SUTTON TOWN CENTRE
- CHOICE OF EXCELLENT SCHOOLS
- GRAMMAR SCHOOLS LOCALLY
- FAMILY BATHROOM
- GROUND FLOOR SHOWER ROOM
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN
- KEYS HELD
- EPC BAND D
- SOLE AGENT



NO CHAIN UNMODERNISED 4 bedroom Link-Detached family home, situated in a quiet cul-de-sac, off Worcester Road in the popular South Sutton area.

Huge potential to amend or extended to a buyer's own specification (STPP), with an attached garage, carport/driveway and an additional South/West Facing section of garden (80ft overall).

The area offers numerous well regarded schools including Sutton Grammar & Nonsuch High and for commuters, it is easily accessible to Sutton Station, for trains into Central London.

Kitchen/Breakfast room, good sized rear reception room and a shower room on the ground floor, 4 bedrooms and a family bathroom on the first floor.

VIEWING HIGHLY RECOMMENDED.

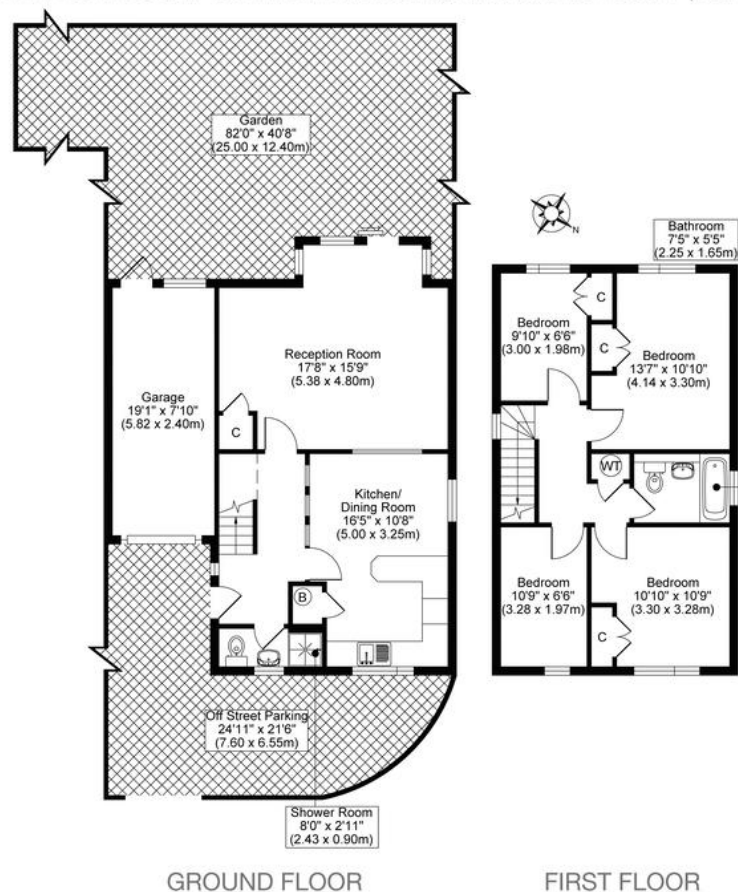
EPC Band D. Sutton Council Tax Band F = £3,278.49 pa



LESLIE GARDENS, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1237 SQ.FT (115 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1081 SQ.FT (100 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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Ombudsman