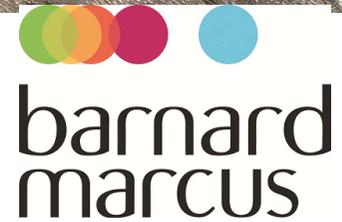




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Sutton Common Road, Sutton SM3 9PW



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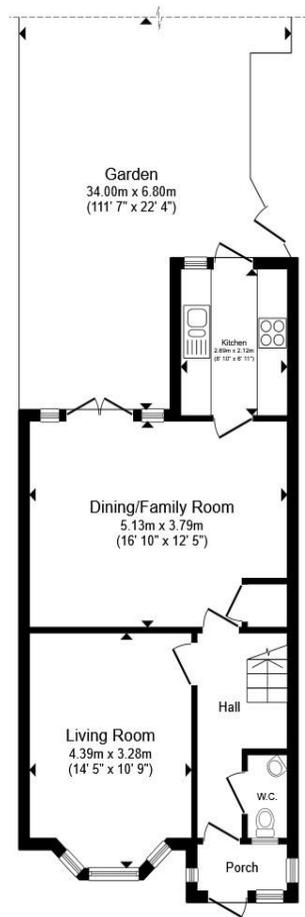
Sutton Common Road, Sutton

Positioned on Sutton Common Road, this attractive four-bedroom semi-detached home offers flexible family accommodation, complemented by a loft conversion and excellent potential for future improvement.

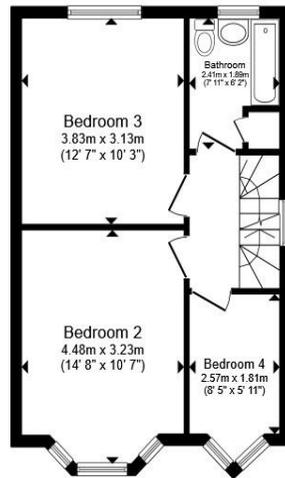
To the front, the property benefits from off-street parking and a garage, with the added practicality of side access. Internally, the ground floor provides a well-balanced layout including a bright bay-fronted reception room and a separate dining/family room to the rear, opening out to the garden—ideal for everyday living and entertaining. The kitchen sits to the back with direct access outside, and there is also the convenience of a downstairs WC.

On the first floor there are three bedrooms and a family bathroom, while the loft conversion creates an impressive master bedroom with en-suite shower room, offering excellent separation and additional privacy.

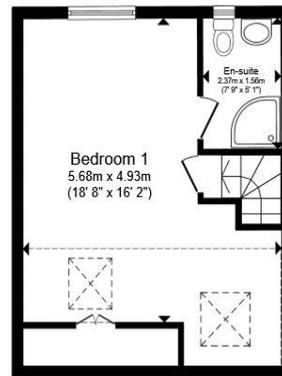




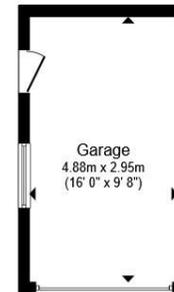
Ground Floor



First Floor



Second Floor



Garage



Total floor area 133.4 m² (1,436 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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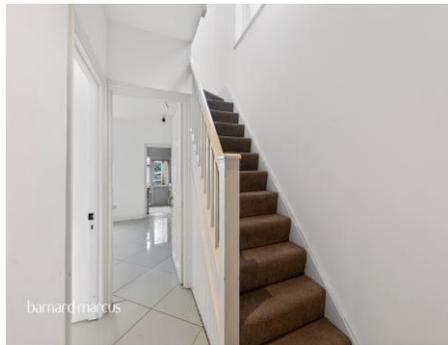
Sutton Common Road, Sutton

- Four-bedroom semi-detached house
- Loft conversion creating master bedroom with en-suite
- Driveway parking and garage
- Bay-fronted reception room
- Separate dining/family room with garden access

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£600,000



view this property online [barnardmarcus.co.uk/Property/SUT108161](https://www.barnardmarcus.co.uk/Property/SUT108161)



Property Ref:
SUT108161 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property