



barnard marcus

**Litchfield Road, Sutton SM1 4BQ**



barnard  
marcus

**welcome to**

## **Litchfield Road, Sutton**

We are pleased to present this immaculate terraced house for sale. This elegant property is a combination of comfort and modernity, boasting two spacious reception rooms, perfect for entertaining guests or spending quality family time. The house features four well-proportioned bedrooms that exude a tranquil charm, ideal for families seeking a peaceful retreat.

The kitchen is the heart of this home, with an open-plan design and ample space for a breakfast area. This space is ideal for the busy morning rush or leisurely Sunday brunches, providing a warm and inviting atmosphere. The house also includes a single, well-maintained bathroom, complementing the rest of the home's superb interior.

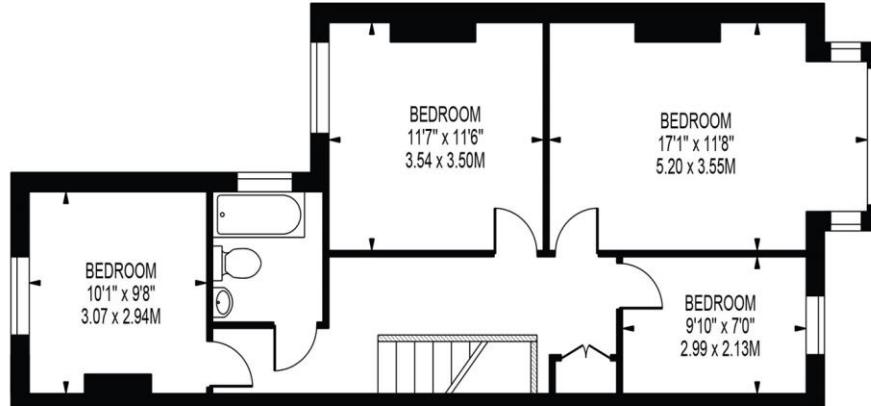
Among its many unique features, this property provides off-street parking, an often sought-after commodity. The beautifully kept garden is another facet of this property that sets it apart. This outdoor space offers a serene spot for relaxation or play, adding to the appeal of this family home.

The property is situated in a prime location with excellent public transport links, making commuting a breeze. The proximity to reputable local schools is an added advantage for families with school-going children. Local amenities are also within easy reach, ensuring your everyday needs are conveniently met.

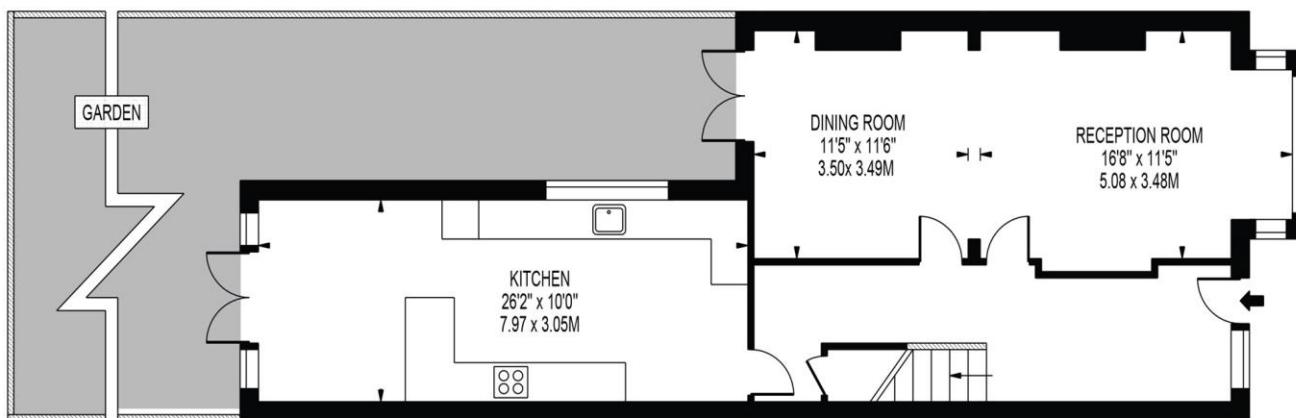


# LITCHFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1440 SQ FT - 133.78 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Litchfield Road, Sutton

- Immaculate terraced house
- Four well-proportioned bedrooms
- Off-street parking available
- Prime location
- Beautifully kept garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£650,000**



**view this property online** [barnardmarcus.co.uk/Property/SUT110061](http://barnardmarcus.co.uk/Property/SUT110061)

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.



Property Ref:  
SUT110061 - 0038

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.

Please note the marker reflects the postcode not the actual property



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