



barnard marcus

Poplar Road, Sutton SM3 9JX

welcome to

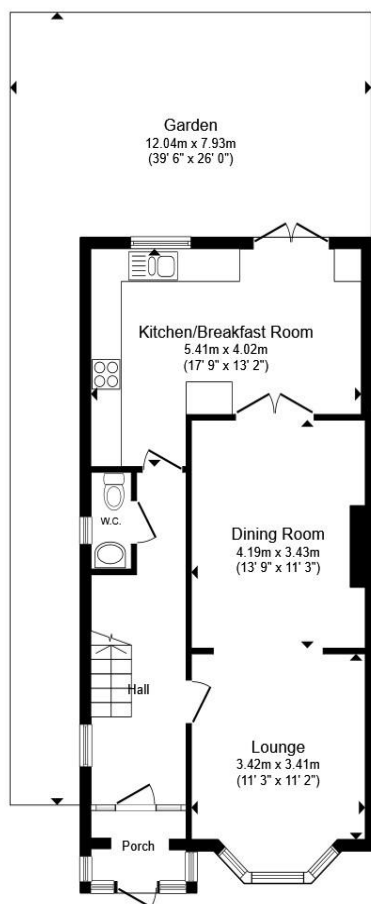
Poplar Road, Sutton

Set on the popular Poplar Road in Sutton, this well-proportioned four-bedroom semi-detached home offers versatile living space ideal for growing families. The ground floor features a welcoming entrance porch and hallway, a handy downstairs WC, and a bright lounge to the front. To the rear, there is a separate dining room opening through to a generous kitchen/breakfast room, creating a sociable layout perfect for everyday living and entertaining, with direct access out to the garden.

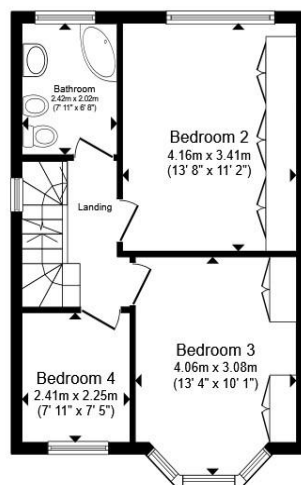
Upstairs, the first floor provides three bedrooms and a family bathroom, while the top floor has been arranged as an impressive principal bedroom with its own en-suite shower room-ideal as a private main suite, guest room or older child's space.

Externally, the property benefits from off-street parking to the front and a private rear garden, featuring a patio area for outdoor dining and a lawn beyond. A fantastic opportunity to secure a sizeable family home in a convenient Sutton location.

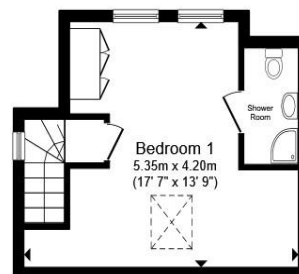




Ground Floor



First Floor



Second Floor



Total floor area 125.8 m² (1,355 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

welcome to

Poplar Road, Sutton

- Four-bedroom semi-detached family home
- Loft-style principal bedroom with en-suite shower room
- Two reception rooms (lounge + dining room)
- Large kitchen/breakfast room with garden access
- Downstairs WC

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT111021



Property Ref:
SUT111021 - 0004

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.



barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



barnardmarcus.co.uk