



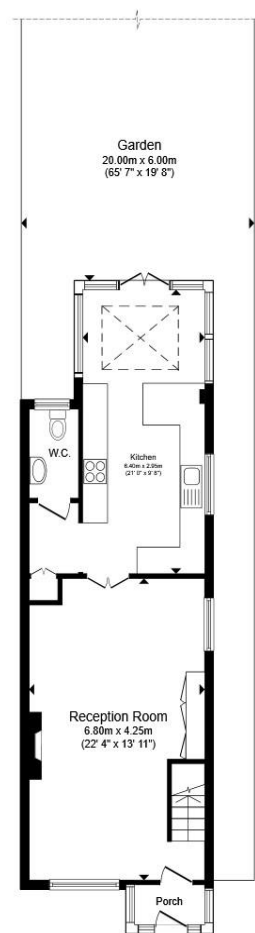
Beeches Road, SUTTON SM3 9NA

welcome to

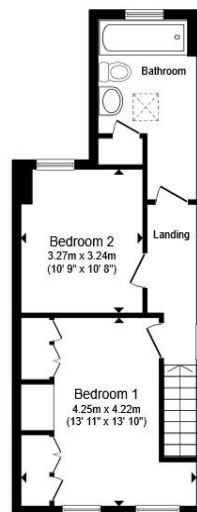
Beeches Road, SUTTON

Offered to the market with no onward chain is this beautifully extended semi-detached family home located within a popular residential area. Benefits include 1,023 sq ft of spacious living accommodation, private driveway and generous garden extending to 66ft in length.





Ground Floor



First Floor



Total floor area 95.1 m² (1,023 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



A beautifully presented two-bedroom semi-detached family home located within a popular residential area, benefiting from a substantial ground-floor extension offering 1,023 sq ft (95.1 sq m) of spacious living accommodation across two floors. The property features a private block-paved driveway, a generous rear garden extending to approximately 66 ft (20m) in length, and is offered to the market with no onward chain.

A useful entrance porch opens into an impressive 22ft through-reception and dining room. Benefiting from generous natural light and clean neutral tones, this expansive living space easily accommodates dedicated lounge and formal dining areas, with under-stairs storage and double multi-pane doors leading through to the extended kitchen.

Spanning over 21ft in combined depth, the extended kitchen has been designed for modern family living and entertaining. It features contemporary high-gloss cabinetry, contrasting work surfaces, a peninsula breakfast bar with integrated plinth lighting, and quality built-in appliances including a gas hob and eye-level double oven. The kitchen also provides access to a convenient ground-floor cloakroom/W.C. Flowing directly from the kitchen is the pitched-roof conservatory and garden room. Surrounded by glazing that floods the space with light, it offers an ideal secondary lounge or breakfast area, complete with French doors opening directly out to the rear terrace.

Ascending to the first floor, the landing provides access to two well-proportioned double bedrooms and the stylish family bathroom suite. The principal bedroom, positioned to the front of the home, spans over 13 ft in width and features twin windows alongside an extensive range of fitted floor-to-ceiling wardrobes incorporating a recessed vanity. The second double bedroom enjoys pleasant rear garden views and includes built-in mirrored wardrobes. Serving both bedrooms is a sleek, fully tiled bathroom suite fitted with a panelled bath with overhead rainfall shower and screen, a wash hand basin set within a vanity unit, low-level W.C., a heated towel rail, and an overhead skylight.

welcome to

Beeches Road, SUTTON

- Extended Semi-Detached Family Home
- Expansive 22ft Reception & Dining Room
- Open-Plan Modern Kitchen
- Bright Glazed Conservatory / Garden Room
- Two Generous Double Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£500,000



Please note the marker reflects the
postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
WCP108561 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



020 8330 0141



WorcesterPark@barnardmarcus.co.uk



67 Central Road, Worcester Park, Surrey, KT4 8EB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)