



Sunnyhurst Close, Sutton SM1 2PT



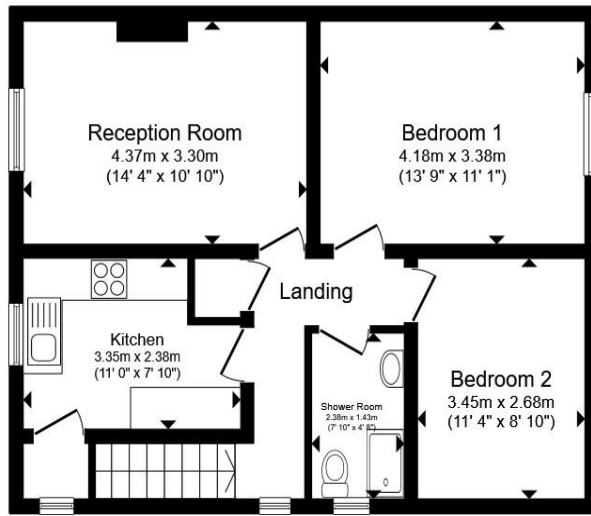
welcome to
Sunnyhurst Close, Sutton

.Accessed via a private entrance on the ground floor, stairs lead to a central landing that provides access to all principal rooms. The property features a spacious reception room with ample space for both living and entertaining, along with a separate, well proportioned kitchen. There are two good sized bedrooms, including a particularly generous main bedroom, alongside a modern bathroom arranged off the landing. The layout offers excellent natural light throughout and a practical flow, making it well suited to both owner occupiers and investors. Externally, the property enjoys the rare benefit of a private rear garden, complemented by a useful outbuilding, ideal for storage, a home office, or hobby space. This first floor maisonette combines space, independence, and outdoor amenities in a highly appealing package.

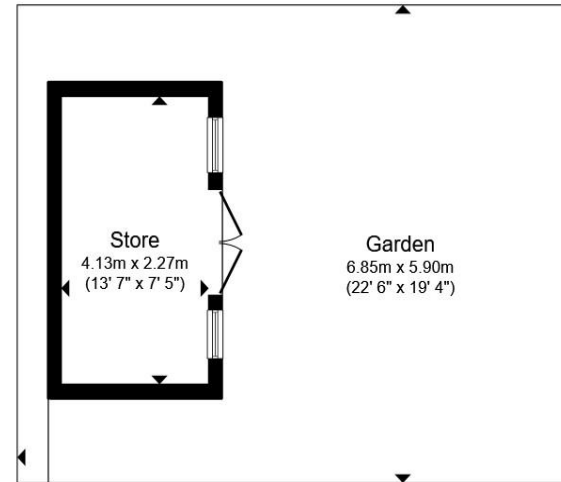




Ground Floor



First Floor



Outbuilding

Total floor area 71.3 m² (767 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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- Garage and private driveway
- Potential to buy also the ground floor
- Spacious reception room
- Loft space and potential to convert (STPP)
- Two well proportioned bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT111059



Property Ref:
SUT111059 - 0003

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