



barnard marcus

Waterloo Road, Sutton SM1 4LW

welcome to

Waterloo Road, Sutton

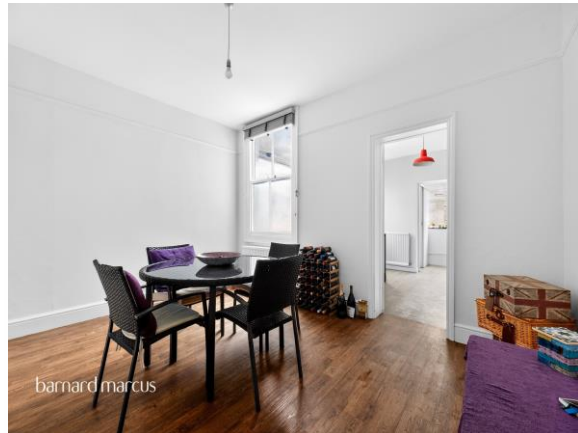
This two-bedroom semi-detached house is offered for sale in Sutton, providing a practical layout and great condition accommodation suited to first-time buyers and families.

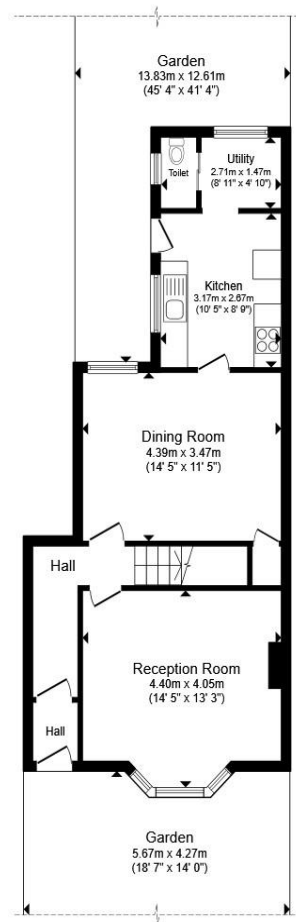
The ground floor features two reception rooms, both with wood floors and large windows providing natural light. The separate kitchen includes new countertops and modern eye and base level units. There is also a downstairs W/C and a separate utility room.

Upstairs, there are two double bedrooms, providing flexible sleeping or work-from-home space. The bathroom is fitted with a free-standing bath. In the loft there is additional space where it has been partially converted. This makes the property super easy to transform to a three bedroom!

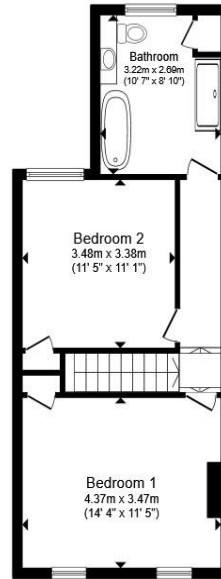
Externally, the property offers a garden, providing outdoor space for relaxation or play, along with a driveway for multiple cars.

The house is located on a quiet a well kept road within Sutton, well placed for local amenities including shops, cafés and everyday services in and around Sutton town centre. Nearby green spaces and walking routes, together with local parks, offer opportunities for exercise and leisure.





Ground Floor



First Floor



Total floor area 97.9 m² (1,054 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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- Two-bedroom semi-detached house
- Potential for a third bedroom in the loft where partially converted
- Feature fireplace in reception room
- Granite worktop separate kitchen
- Utility room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT111073



Property Ref:
SUT111073 - 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.

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