



barnard marcus

Waterloo Road, Sutton SM1 4LW



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Waterloo Road, Sutton

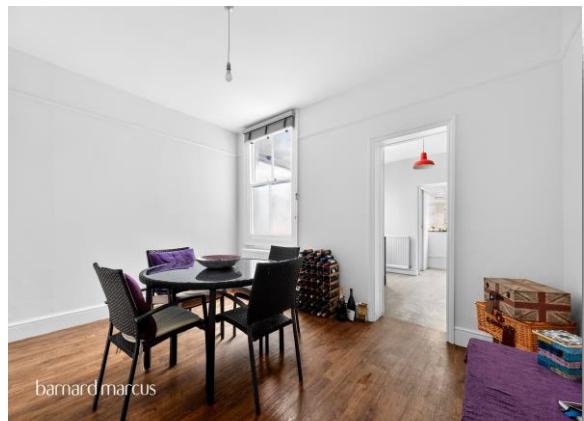
This two-bedroom semi-detached house is offered for sale in Sutton, providing a practical layout and great condition accommodation suited to first-time buyers and families.

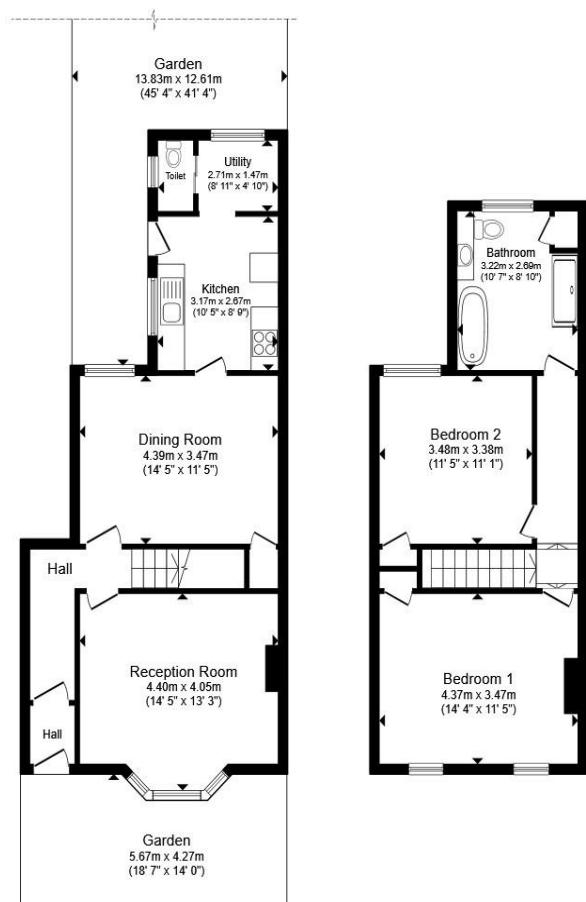
The ground floor features two reception rooms, both with wood floors and large windows providing natural light. The separate kitchen includes new countertops and modern eye and base level units. There is also a downstairs W/C and a separate utility room.

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.





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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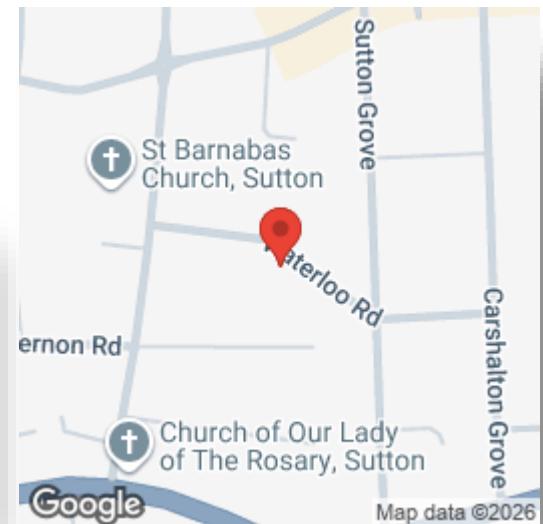
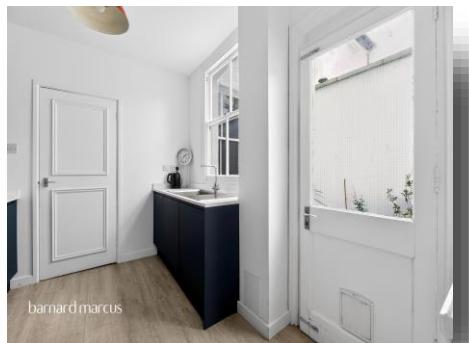
Waterloo Road, Sutton

- 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



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

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Property Ref:
SUT111073 - 0003

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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