

Sutton Common Road, Sutton

£475,000







3 | 1 | 1 | **Freehold | EPC rating: D**

- Three-bedroom terraced family house
- Private rear garden with external storage
- Close to Sutton town centre and amenities
- Modern fitted kitchen
- Substantial off-street parking
- 5-mins walk to Sutton Common Station

BELVOIR!
Property is personal

Email
sutton@belvoir.co.uk

Phone
02038593444

Description

Situated along the popular Sutton Common Road, this well-presented three-bedroom terraced house offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers and investors alike.

The ground floor features a spacious reception room with ample room for comfortable seating and dining area. To the rear of the property is a modern fitted kitchen equipped with a comprehensive range of grey wall and base units, dark worktops and fitted appliances. A large window overlooking the rear garden provides natural light during cooking. Adjacent to the kitchen is a useful utility area, providing flexibility for household storage and access to the rear garden.

The first floor comprises three bedrooms, offering comfortable accommodation for a growing family. The two double bedrooms with generous space for a double bed, wardrobes and additional bedroom furniture. The third bedroom with fitted wardrobe could serve as a child's bedroom or office. The bathroom fitted with a bathtub and overhead shower, wash basin and marble-effect wall tiling. A separate WC adds further practicality, particularly for busy households.

Externally, the property enjoys a private rear garden with extra storage offering excellent potential for outdoor dining, gardening, entertaining or children's activities. The paved driveway providing convenient off-street parking for multiple vehicles.

The property is conveniently positioned for access to Sutton town centre, which offers a wide selection of shops, supermarkets, cafes, restaurants and leisure facilities. Sutton Common railway station provides transport connections towards Central London and surrounding areas, while local bus services offer further convenience. Families will also appreciate the selection of schools, parks and recreational amenities in the neighbourhood.

Photographs









Rooms

RECEPTION ROOM

4.49m x 4.45m (14'8" x 14'7")

KITCHEN

3.78m x 2.94m (12'5" x 9'7")

UTILITY AREA

2.83m x 1.68m (9'4" x 5'6")

BEDROOM 1

4.5m x 3.56m (14'10" x 11'8")

BEDROOM 2

3.8m x 2.88m (12'6" x 9'5")

BEDROOM 3

2.66m x 2.18m (8'8" x 7'2")

BATHROOM

1.65m x 1.4m (5'5" x 4'7")

WC

1.65m x 0.77m (5'5" x 2'6")

OFF STREET PARKING

10m x 5.9m (32'10" x 19'5")

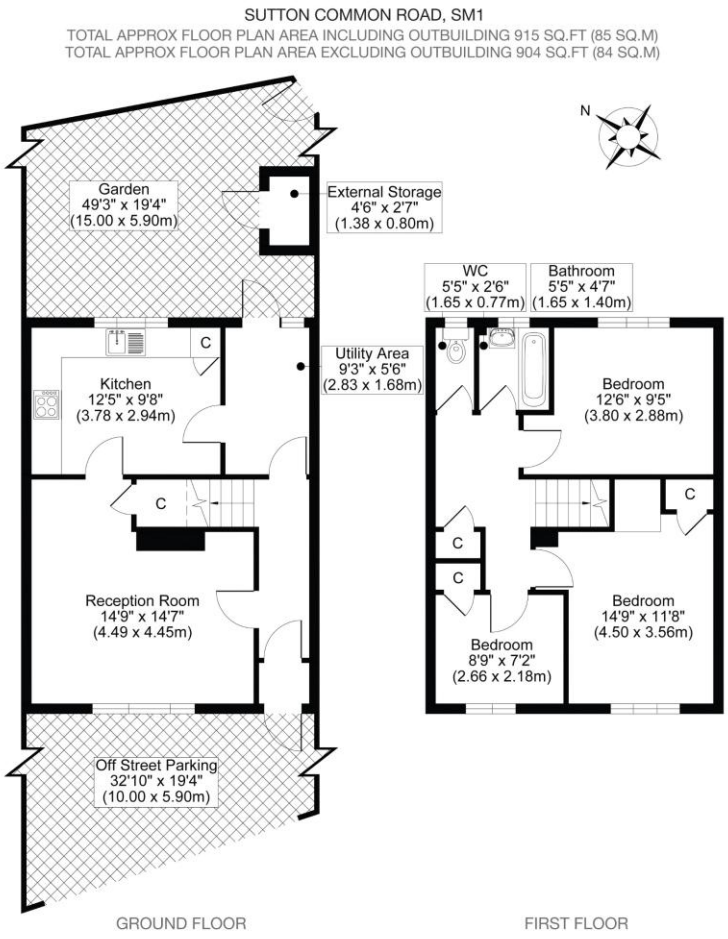
GARDEN

15m x 5.9m (49'2" x 19'5")

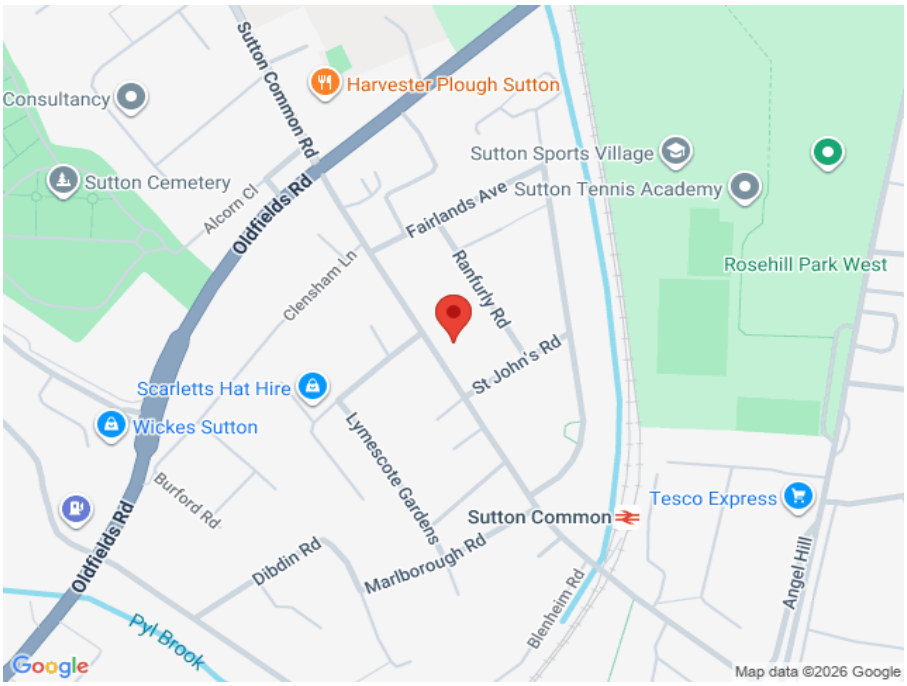
EXTERNAL STORAGE

1.38m x 0.8m (4'6" x 2'7")

Floorplan



Map



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