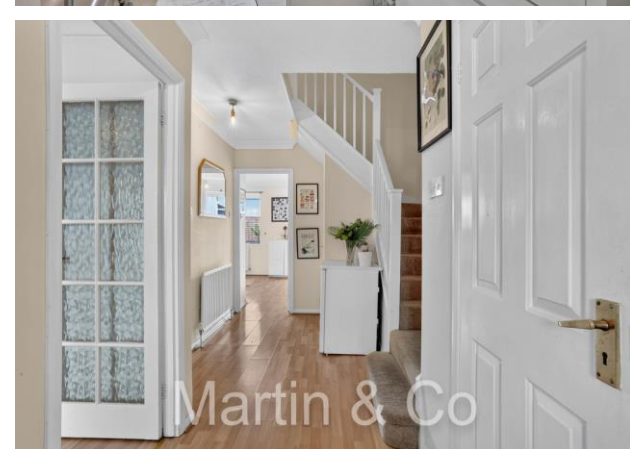


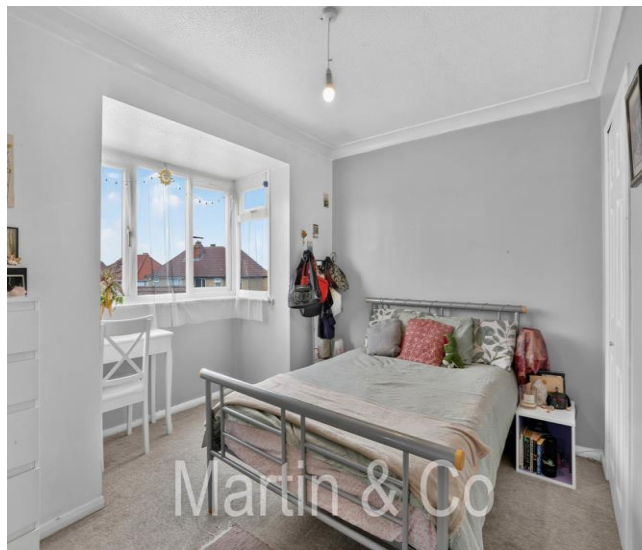
FOR SALE



Morley Road, Sutton, SM3

"Guide Price of £550,000 - £570,000" FREEHOLD

MARTIN&CO



Morley Road, Sutton, SM3

4 Bedrooms, 2 Bathrooms,
(1 En-suite), 2 Receptions, Garage
& Off Street Parking.

- SEMI DETACHED FAMILY HOUSE
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- 2 MODERN BATHROOMS, (1 EN-SUITE)
- LIGHT & BRIGHT SUNNY ASPECT
- SECLUDED REAR GARDEN
- SEPARATE KITCHEN
- GROUND FLOOR CLOAKROOM
- QUIET CUL – DE – SAC LOCATION
- GARAGE EN-BLOCK
- PARKING ON THE DRIVEWAY
- CLOSE TO GLENTHORN HIGH SCHOOL
- NEAR BROOKFIELD PRIMARY SCHOOL
- NO CHAIN
- ENERGY RATING EPC BAND C
- ACCESS TO SUTTON COMMON STATION
- BUS ROUTES TO MORDEN TUBE STATION
- OPTION FOR 5TH BEDROOM AS REQUIRED
- 3 TOILETS OVERALL
- ACCESS TO SUTTON & NOTH CHEAM
- VIEWING HIGHLY RECOMMENDED
- KEYS HELD.

A LIGHT & BRIGHT 4 BEDROOM SEMI DETACHED HOUSE with 2 MODERN BATHROOMS, (1 en-suite), set back in a quiet cul-de-sac, off Ridge Road.

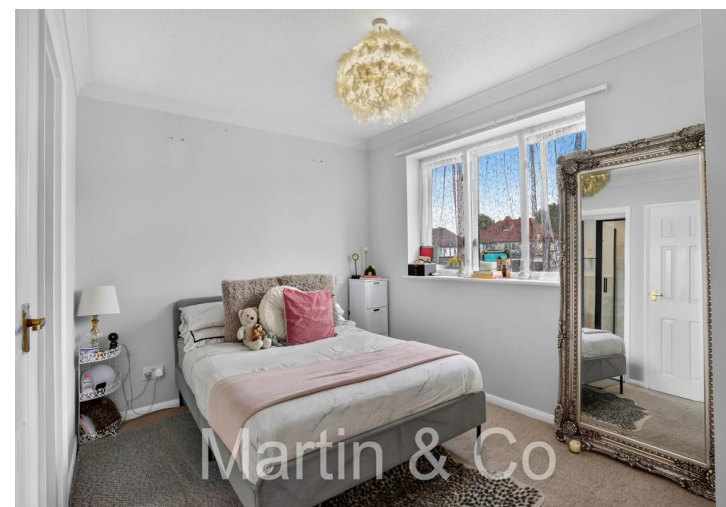
Located near to Glenthorne High School, Brookfield Primary School and Sutton Common Station, with bus routes to Morden Tube Station, Sutton, Cheam & Wimbledon Town Centres.

Available with NO CHAIN, the property is well presented, 2 stunning new bathrooms, white walls and a few cosmetic areas to improve, such as the kitchen later.

Wider & secluded rear garden, gas central heating, off street parking, garage en block, with parking to front. For a visiting older relative, the front reception room can be a 5th bedroom as a cloakroom nearby, (3 toilets overall). Must be seen internally.

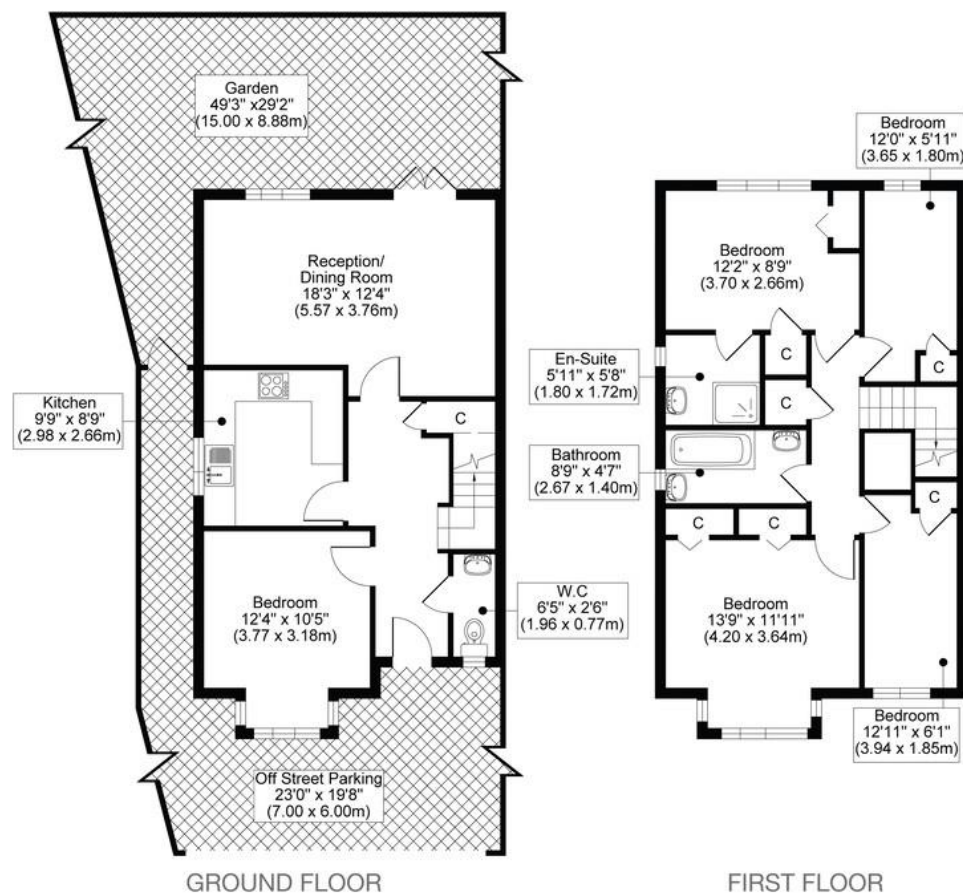
VIEWING HIGHLY RECOMMENDED. SOLE AGENT. KEYS HELD.

Sutton Council Tax Band D = £2,269.72 Pa. EPC Band C.



MORLEY ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA 1144 SQ.FT (106 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

MARTIN&CO The Property Ombudsman