



Longford Gardens, Sutton

The **PERSONAL** Agent



# Guide Price £450,000

## Freehold

- Semi Detached Family Home
- Chain Free
- Three Well Proportioned Bedrooms
- Bright Reception Room
- Private Rear Garden
- Side Access And Detached Garage
- Off Street Parking For Multiple Cars
- Potential To Extend STPP
- Viewings Advised
- Viewing By Appointment Only

The Personal Agent are delighted to welcome to the market this spacious three bedroom semi detached family home, offered to the market chain free and set on a popular and quiet residential road.

This three-bedroom family home offers well-proportioned accommodation arranged over two floors and presents an excellent opportunity for buyers looking to modernise and add value. The property further benefits from a separate garage and generous living space.

The ground floor comprises an entrance hall with stairs rising to the first floor and access to the main living areas. To the front is a spacious living room, providing a comfortable setting for everyday living. To the rear, there is a separate dining room leading through to the kitchen, offering potential to reconfigure into a more open-plan layout, subject to the necessary consents. The kitchen provides access to the rear garden and offers scope for updating.



On the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom, a further double bedroom, and a single bedroom, ideal as a home office or nursery. A family bathroom completes the accommodation and would benefit from modernisation.

Externally, the property benefits from a detached garage, providing secure parking and useful storage. There is further potential for off-street parking, subject to layout.

Requiring modernisation throughout, this property represents an excellent opportunity for buyers to create a home tailored to their own tastes and requirements. With approximately 954 sq ft of accommodation including the garage, this is an ideal purchase for families, investors, or those seeking a value-enhancing project.

Early viewing is recommended to fully appreciate the potential on offer.

Longford Gardens is a quiet, private road positioned close to Sutton town centre, offering easy access to a variety of shops, restaurants, and leisure facilities. Excellent transport links are within easy reach, including Sutton's mainline station with fast connections to London, as well as local bus routes. The area is also well served by highly regarded schools and green open spaces, making it a convenient and desirable location for families, downsizers, or commuters alike.

Tenure: Freehold  
Council Tax Band: D







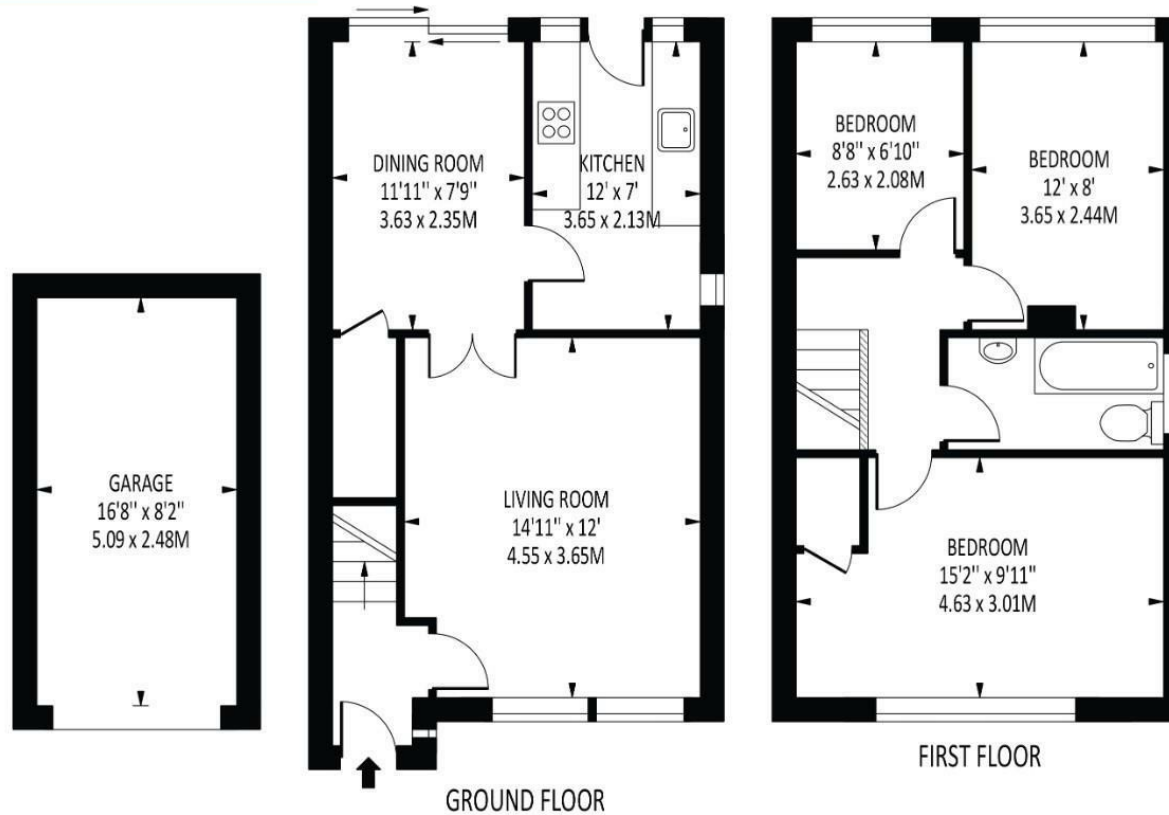


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## Longford Gardens

Total Area: 954 SQ FT • 88.66 SQ M  
(Including Garage)  
Garage Area : 136 SQ FT • 12.62 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



