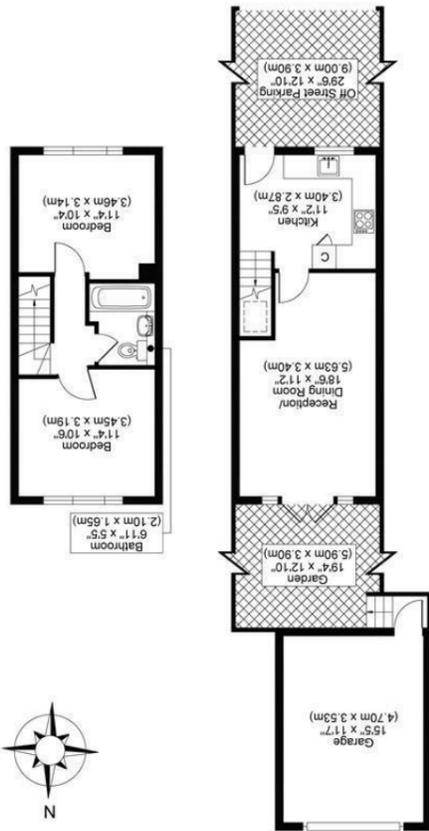




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

FIRST FLOOR GROUND FLOOR



ALL SAINTS ROAD, SM1  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 814 SQ.FT (76 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 635 SQ.FT (59 SQ.M)

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 35 All Saints Road

Sutton, SM1 3DQ

Price Guide £475,000

Silverman Black is delighted to offer this spacious and beautifully presented two bedroom terraced house located in a favoured residential street only a quarter mile from Greenshaw High School. The property was very substantially refurbished by the current owners in 2021 - with the addition of a luxurious, fully integrated kitchen, a new bathroom and quality flooring on the ground floor. The new kitchen incorporates built-in dishwasher, fridge/freezer, AEG electric oven with a gas hob and cooker hood, solid wood work surfaces and a butler-style sink, whilst the bathroom features a L-shaped shower-bath with a built in thermostatic shower! No expense has been spared! The accommodation comprises an open plan kitchen/hallway and a bright and airy living space on the ground floor, with two genuine double bedrooms and the family bathroom on the first floor. Externally, the property has block paved off street parking for two vehicles at the front of the house, whilst to the rear there is a substantial single garage with electric roller doors and a low maintenance, block paved garden which extends around 20 ft in length and incorporates colourful raised borders in the spring/summer months! Other benefits include full gas/radiator central heating and quality double glazing, which includes double French doors from the living room out into the garden! In terms of facilities, Sutton Common BR station is located only half a mile away (10 minutes walk) - a Zone 4 Thameslink station affording trains to Wimbledon, London Blackfriars, London Victoria and numerous other stations up to St Albans. The whole Borough is extremely well served with educational facilities - Sutton being named as the best Borough in London for Education by several websites in 2025. Sutton Utd Football Club, St Helier Hospital and Sutton town centre are all within easy walking distance! Viewing of this exceptional home is highly recommended - so call now and book your appointment to visit today!



- A fantastic refurbished two bedroom terraced house, located in a favoured residential street in the heart of Sutton
- Beautiful and luxurious fully integrated kitchen suite fitted in 2021 incorporating dishwasher, fridge/freezer, AEG oven, cooker hood, gas hob, solid wood work surfaces, butler style sink
- Refitted bathroom with a L-shaped shower/bath with a thermostatic shower fitted over
- Accommodation comprises: open plan hall/kitchen, bright and spacious living room with French doors to an easy maintenance garden, two double bedrooms, family bathroom
- Ample parking incorporating two spaces off street at the front of the house plus a large garage located to the rear
- Gas/Radiator central heating, double glazing, quality floor coverings
- Freehold; Council Tax Band "D"; EPC rating "C" (75/83)
- 10 minutes walk from Sutton Common BR station - a Zone 4 Thameslink service giving access to Wimbledon, London Blackfriars, London Victoria & stations to St Albans
- St Helier Hospital, Greenshaw School, Sutton Utd Football Club and Sutton town centre are all within easy walking distance
- Viewing of this exceptional house is highly recommended - book your appointment today!

