



barnard marcus

Upland Road, Sutton SM2 5JE



welcome to

Upland Road, Sutton

An attractive and well-proportioned three-bedroom semi-detached family home, superbly positioned on the highly regarded Upland Road, offering generous accommodation, off-street parking and exciting scope to extend (STPP).

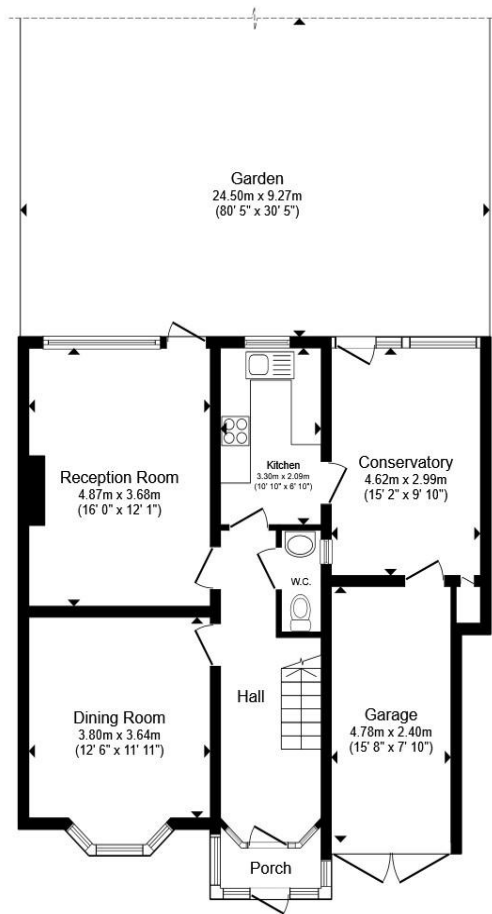
The property presents an appealing frontage, set back from the road with a smart block-paved driveway providing ample off-street parking, alongside an integral garage. The ground floor offers a well-balanced layout, including a bright bay-fronted dining room and a spacious rear reception room overlooking the garden. A fitted kitchen leads through to a conservatory, creating a versatile additional living space with direct access to the impressive rear garden extending to approximately 80 ft, ideal for families and entertaining. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, a second double bedroom, and a comfortable third bedroom suitable for a child, guest room or home office. A family bathroom and separate WC complete the first floor.

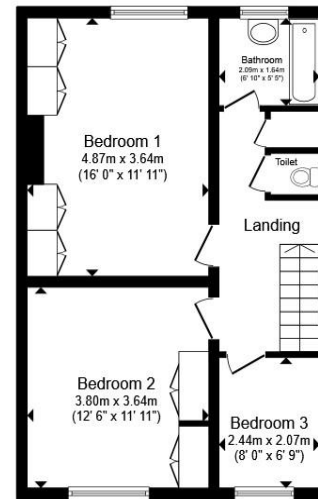
The property offers excellent potential for further enlargement, including the possibility to convert the garage and extend above (subject to the usual planning permissions), allowing for transformation into a substantial four or five-bedroom home.

Ideally located for both Sutton and Carshalton Beeches, the property benefits from excellent transport links, well-regarded schools, and nearby green spaces





Ground Floor



First Floor



Total floor area 131.1 m² (1,412 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

welcome to

Upland Road, Sutton

- Three-bedroom semi-detached house
- Sought-after location
- Spacious reception room and separate dining room
- Conservatory with access to rear garden
- Approx. 80 ft rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111302](https://www.barnardmarcus.co.uk/Property/SUT111302)



Property Ref:
SUT111302 - 0003

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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.



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