



Reigate Avenue
Sutton, SM1 3JL

Offers in the region of £425,000



2



1



nul



C

Reigate Avenue, Sutton, SM1 3JL

Positioned in a highly convenient Sutton road, this excellent home has so much to offer. Location wise, Reigate Avenue will surpass your expectations, as it's just a quick stroll to the shops with outstanding schooling and a choice of buses and St Helier station providing quick links into the City - sofa to London in just over an hour.

Despite all of this, sitting in your level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over.

Inside your home, you'll appreciate the overall size and layout, with the house having the potential for you to place your own stamp on it as you go along.

Work from home? We have great news for you! The layout of the ground floor offers a huge amount of versatility with a fantastic through lounge, so lots of space to incorporate a desk or dining table. That means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties you've been dreaming of for some time now.

If we're on the money with the latter, the well proportioned kitchen means you can cook up a storm in on what could be a fabulous space to prepare meals - there is even potential to extend to the rear - subject to the relevant permissions.

Upstairs, this house doesn't let you down; with two generous double bedrooms bedrooms, there will be no grumbles from the kids or guests with their room.



GROUND FLOOR

Hallway

Living Room

13'6 x 10'9 (4.11m x 3.28m)

Dining Room

10'9 x 9'2 (3.28m x 2.79m)

Kitchen

10'5 x 5'9 (3.18m x 1.75m)

FIRST FLOOR

Bedroom

17'10 x 11' 00 (5.44m x 3.35m)

0.00m)

Bedroom

11'8 x 10'11 (3.56m x 3.33m)

Bathroom

6'7 x 5'9 (2.01m x 1.75m)

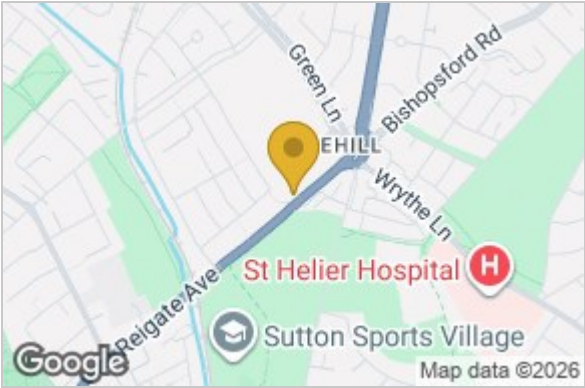
OUTSIDE



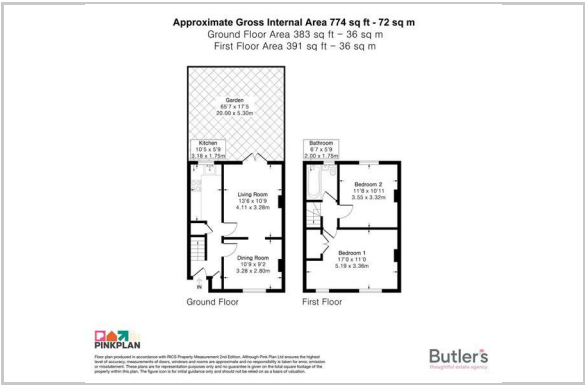
Front garden

Rear garden

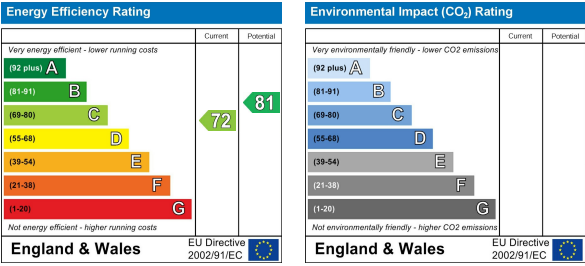
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.