



barnard
marcus
for sale
020 8643 8245

barnard marcus

Bushey Road, Sutton SM1 1QR


barnard
marcus

welcome to
Bushey Road, Sutton

****Guide Price £585,000 - £600,000****

A well-presented three-bedroom end of terrace home, ideally situated in a sought-after Sutton location, just moments from Sutton High Street and its excellent selection of shops, restaurants, cafés and local amenities. The property is also within easy walking distance of both Sutton Common and Sutton railway stations, offering convenient transport links into Central London and beyond. Families will benefit from the property's proximity to highly regarded local schools, including Westbourne Primary School, Glenthorne High School and Greenshaw High School.

The accommodation is well-proportioned throughout and comprises a spacious living room, a separate dining room ideal for entertaining, and a modern fitted kitchen with ample storage and worktop space. Upstairs, there are three generously sized bedrooms and a family bathroom, providing comfortable accommodation for growing families and professional buyers alike.

Externally, the property benefits from a private driveway providing off-street parking for two vehicles. To the rear, a well-maintained south-facing garden offers an excellent space for outdoor dining, entertaining and relaxing, while a useful shed provides additional storage.

Further enhancing the appeal is the potential to extend, subject to the necessary planning consents, allowing future owners the opportunity to increase the living space and add value.





Ground Floor

First Floor

Total floor area 140.7 m² (1,515 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

Bushey Road, Sutton

- Three-bedroom end of terrace house
- Prime location near Sutton High Street
- Walking distance to Sutton Common & Sutton stations
- Spacious living and dining areas
- Modern fitted kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£585,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT111313



Property Ref:
SUT111313 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



barnardmarcus.co.uk