

Ridge Road
Sutton
Surrey
SM3

£475,000



- Semi Detached
- Unfinished Project With Great Potential
- Sizeable Garden Outbuilding
- Driveway
- Attic Bed Area With Far Reaching Views
- Building Control Sign Off Required
- EPC Rating 75C

Ref: PRD10120

Viewing Instructions: Strictly By Appointment Only

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Epsom KT19 8EW
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Registered Office: 442 Hook Road, Chessington, Surrey KT9 INA Registered in England. Reg No 06503608

VAT 985 8778 28

General Description

Nicholls Residential are pleased to offer an unusual opportunity to acquire a truly individual project. The property has been greatly modified by the current sellers but has not been finished. The ground floor currently comprises, hallway, lounge, kitchen/dining room, ground floor bathroom, utility, boiler area and a storage area currently accessed from the rear of the building. On the first floor there are 3 areas, one of which (the largest) could be divided, another designated for the installation of a shower/bath area and the final area is currently used as a bedroom. On the top floor there is a feature attic bed area with amazing far reaching views and a walk in shower. Outside there is a composite deck and lawned rear garden with sizeable outbuilding currently used as a workshop. To the front is a driveway. The house is well positioned for local schools, transport facilities (Including 93 bus service) and shopping amenities.

<https://planningregister.sutton.gov.uk/online-applications/pagedSearchResults.do?action=page&searchCriteria.page=1>

Planning reference numbers : DM2019/00540 DM2018/01740 A2017/76506 A2001/48421

Accommodation



Entrance Hall (11' 5" x 14' 10") or (3.47m x 4.53m)



Lounge (14' 10" x 13' 0") or (4.53m x 3.95m)



Kitchen/Diner (27' 5" x 9' 7") or (8.35m x 2.93m)



Utility (6' 0" x 5' 10") or (1.82m x 1.79m)

Boiler Area (7' 11" x 6' 3") or (2.41m x 1.90m)

Store (8' 5" x 6' 3") or (2.56m x 1.90m)



Bathroom (5' 1" x 8' 5") or (1.54m x 2.56m)



Landing



Bed Area 1 (11' 2" x 15' 1") or (3.40m x 4.59m)



Bed Area 2 (21' 2" x 9' 7") or (6.45m x 2.91m)



Bed Area 3 (9' 4" x 12' 7") or (2.84m x 3.84m)



Outbuilding (24' 3" x 12' 4") or (7.40m x 3.77m)

Floor Plan Disclaimer:-

This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Services

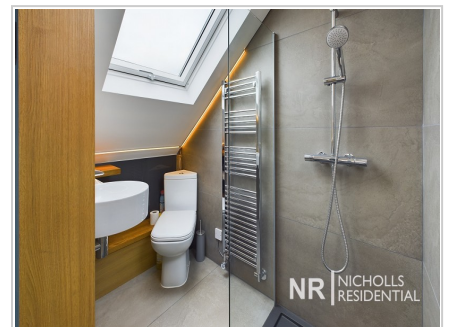
EPC Rating:75

Tenure

We are informed that the tenure is Freehold

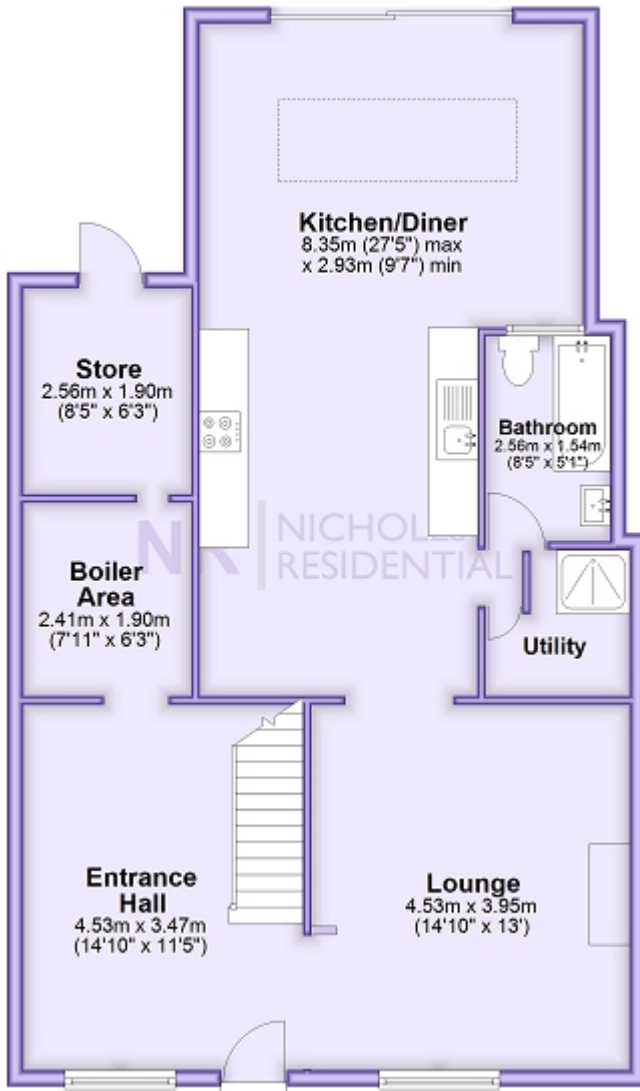
Council Tax

Band C



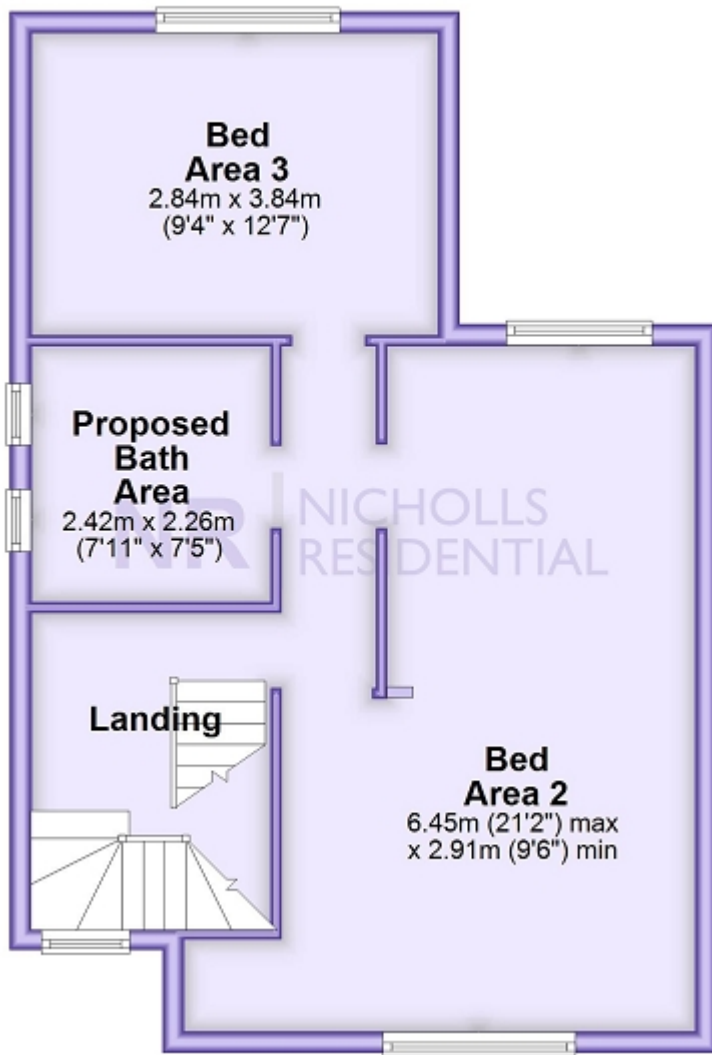
Ground Floor

Approx. 86.9 sq. metres (935.3 sq. feet)



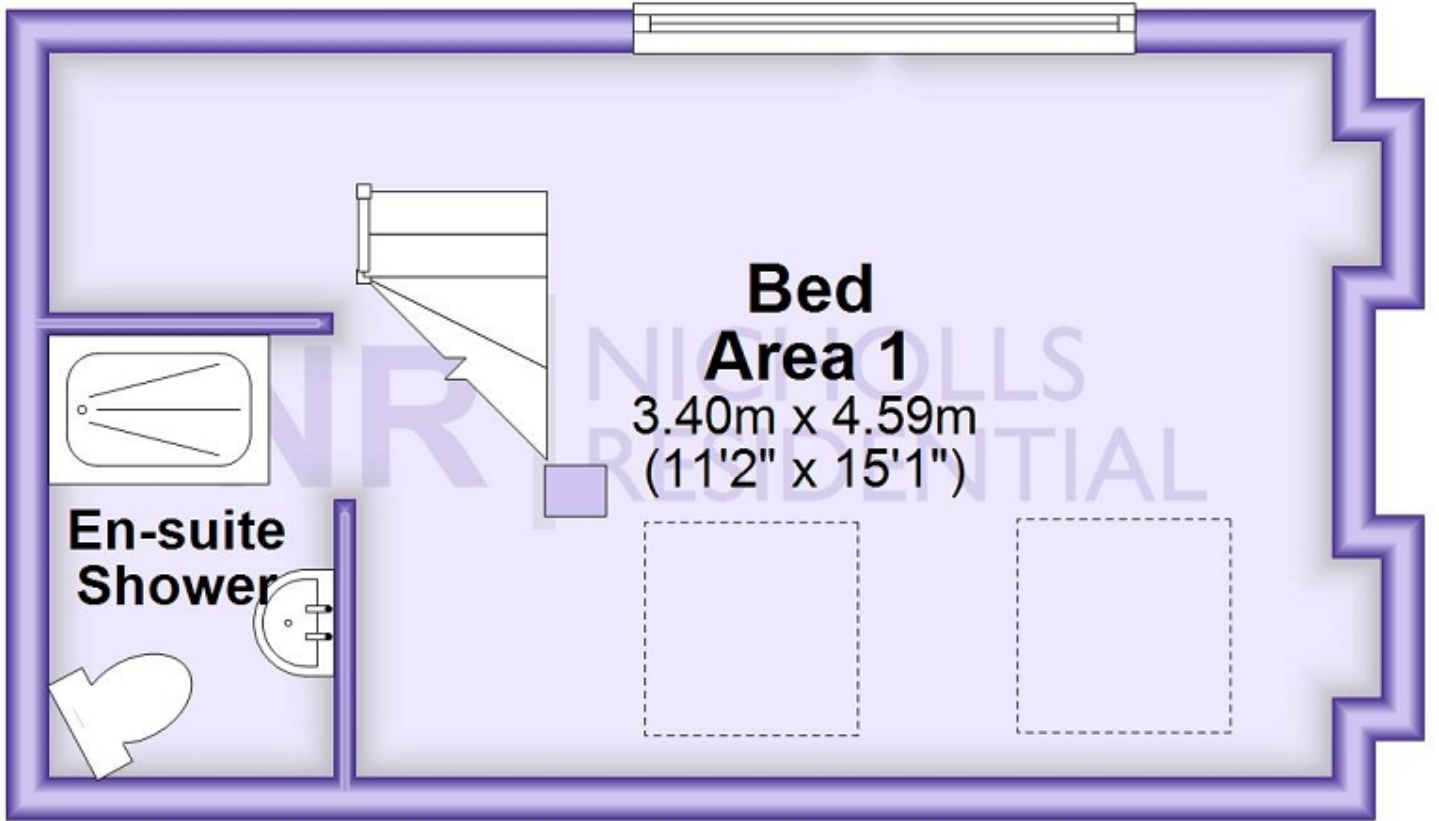
First Floor

Approx. 50.3 sq. metres (541.0 sq. feet)



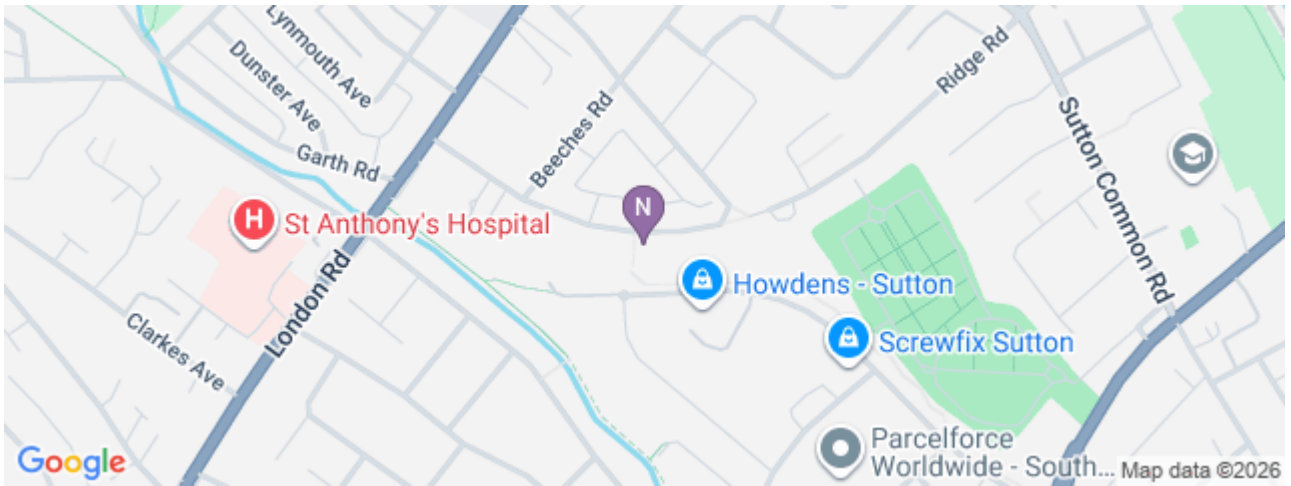
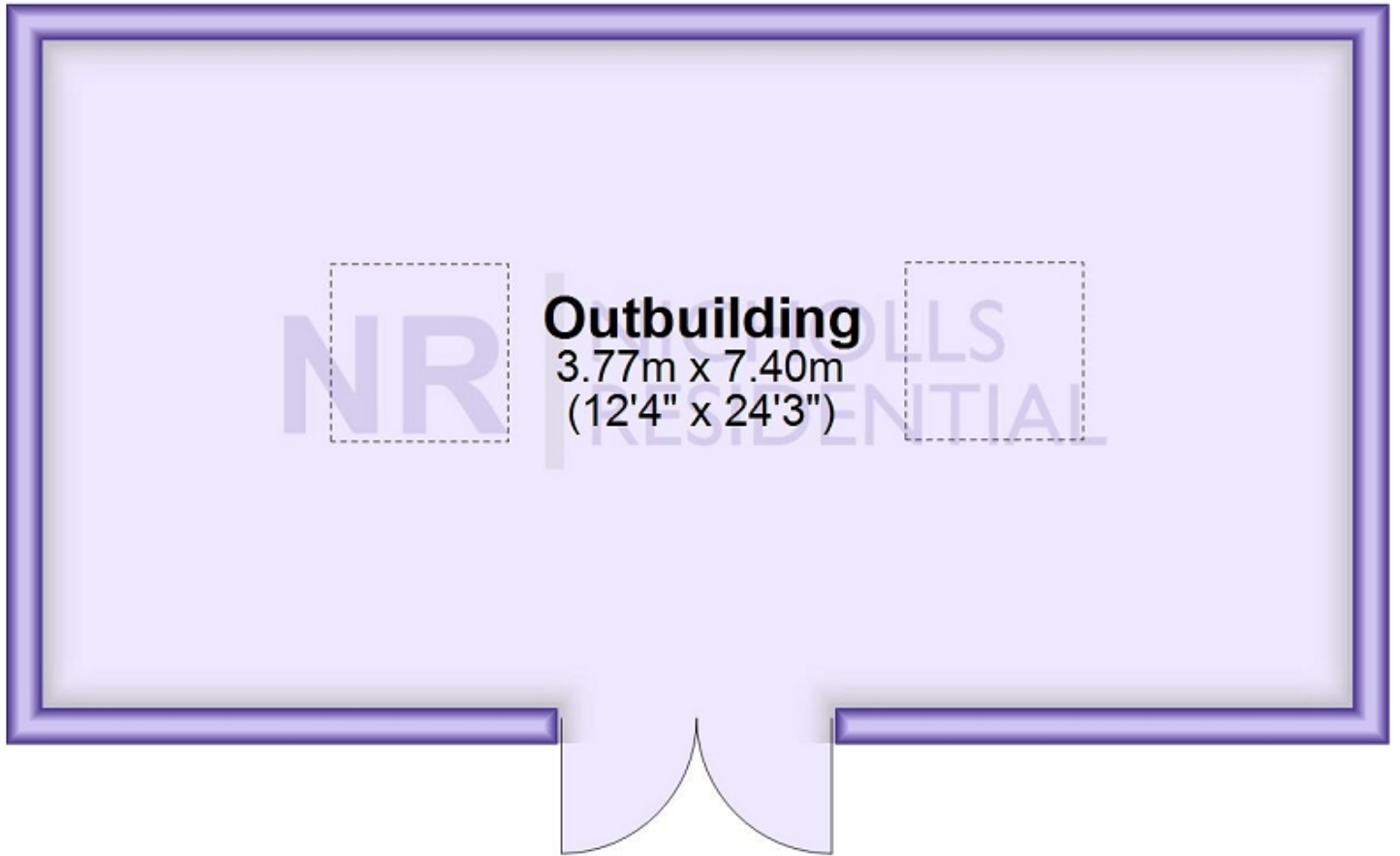
Second Floor

Approx. 20.8 sq. metres (223.8 sq. feet)




Garden

Approx. 27.9 sq. metres (300.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.