



Ridge Road, Sutton SM3 9LL



**barnard
marcus**

welcome to

Ridge Road, Sutton

Nestled in a peaceful, tree-lined cul-de-sac, this charming three-bedroom terraced home offers a perfect blend of comfort, character, and convenience. Ideally located within easy reach of Sutton Common Station, Sutton Train Station, and the Modern Tube Station, commuting is effortless while enjoying the tranquillity of a quiet residential setting.

The property boasts a welcoming porch and private driveway, enhancing both curb appeal and practicality. Inside, the ground floor features real oak flooring and elegant oak doors throughout, adding warmth and sophistication. Two reception rooms include a spacious front lounge and a bright, open-plan kitchen/dining area that flows seamlessly into a private rear garden, ideal for entertaining or relaxing. At the end of the garden, a versatile studio offers excellent potential for a home office, gym, or creative space.

The ground floor also includes a well-appointed bathroom. Upstairs, you'll find two generous double bedrooms and a comfortable single, one of the double bedrooms includes built-in spacious real oak wardrobes. This large storage space could also be used to create an ensuite shower room. The loft presents exciting potential for extension, subject to planning permission (STPP), allowing room to grow with your needs and is easily accessible via second room and is boarded and insulated.

This home is perfect for families or professionals seeking a quiet retreat with excellent transport links and modern amenities.

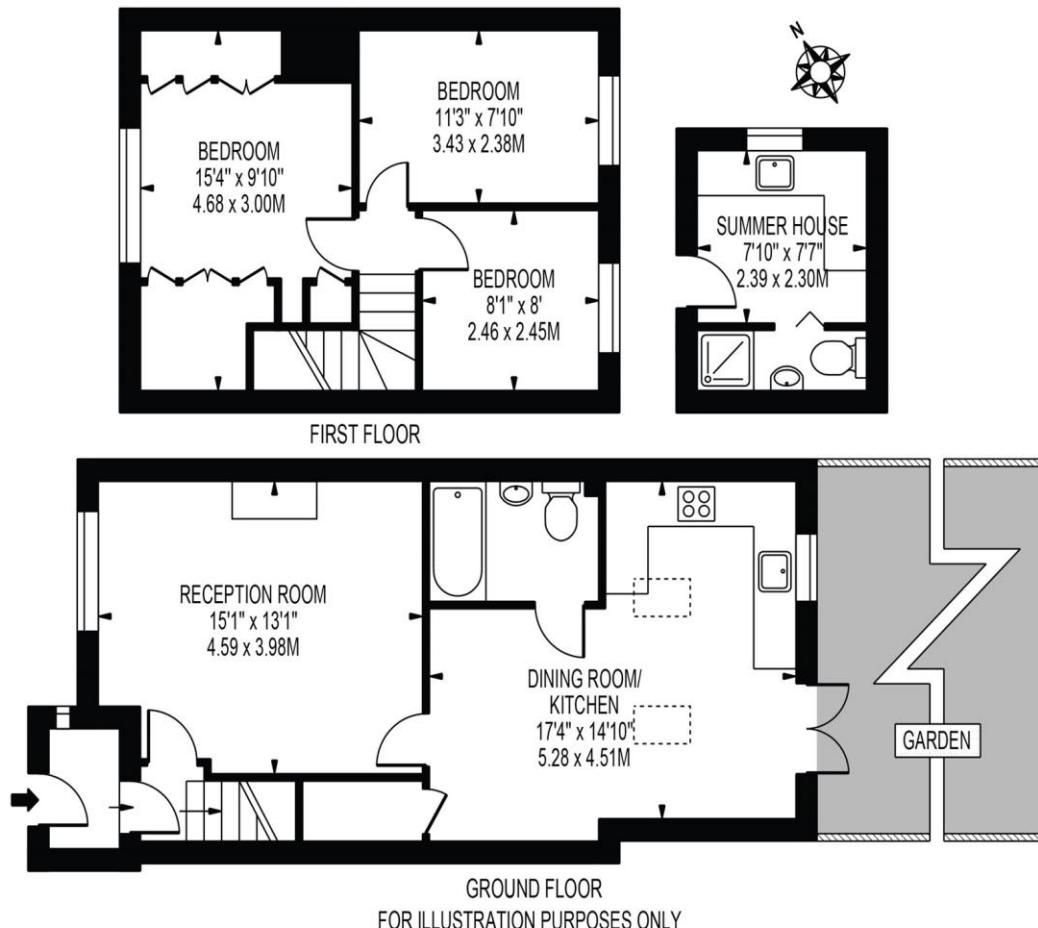


RIDGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 851 SQ FT - 79.03 SQ M

(EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 83 SQ FT - 7.68 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Ridge Road, Sutton

- Guide Price - £575,000 - £600,000
- Quiet Cul-de-Sac
- Private Driveway & Porch
- Two Reception Rooms
- Rear garden entrance/exit

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£575,000



view this property online barnardmarcus.co.uk/Property/SUT110924



Property Ref:
SUT110924 - 0007

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.

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Please note the marker reflects the postcode not the actual property



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