

**FOR SALE**



**Woodstock Rise, Sutton, SM3**  
**“Guide Price” £500,000 - £520,000 FH**

**MARTIN&CO**



Martin & Co



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## Woodstock Rise, Sutton, SM3

2 Bedrooms, Bathroom & Parking

**“Guide Price” £500,000 - £520,000**

- NEW BUILT HOUSE 20 YEARS AGO
- LESS MAINTENANCE AS NOT 100 YEARS OLD
- 1930'S MATCHING STYLE & FREEHOLD
- END TERRACE ON A CORNER PLOT
- 2 DOUBLE BEDROOMS
- ENERGY EFFICIENT EPC BAND C
- MODERN KITCHEN WITH BAY WINDOW
- DRIVEWAY FOR 1-2 SMALLER CARS
- GROUND FLOOR CLOAKROOM (2 TOILETS)
- MODERN BATHROOM WITH SHOWER OVER
- REAR RECEPTION ROOM ONTO GARDEN
- LARGE 62 FT REAR ASTROTURF GARDEN
- RAISED DECK FOR ENTERTAINING
- WELL PRESENTED INTERNALLY
- BUS ROUTES TO MORDEN TUBE & SUTTON COMMON STATION
- LOCAL SHOPS NEARBY ON STONECOT HILL
- GOOD LOCAL SCHOOLS
- BUS ROUTES TO SUTTON & NORTH CHEAM
- LOFT FOR STORAGE / POTENTIAL (STPP)
- SUIT SNGLE / COUPLE / SMALLER FAMILY
- IDEAL IF TRADING DOWN LOCALLY
- KEYS HELD

NEW FOR OLD. Unique 2 bedroom Modern End Terrace house, approximately 20 years old, well presented & matching the local 1930's style houses. Energy efficient rating C.

On a corner smaller plot, with driveway & parking for 1-2 cars, plus free street parking.

Ground Floor: entrance hall, cloakroom, modern kitchen & bay window and a rear reception room. First Floor: 2 double bedrooms, a modern bathroom & loft access.

Large 62 ft rear garden, with a raised deck, ideal for entertaining.

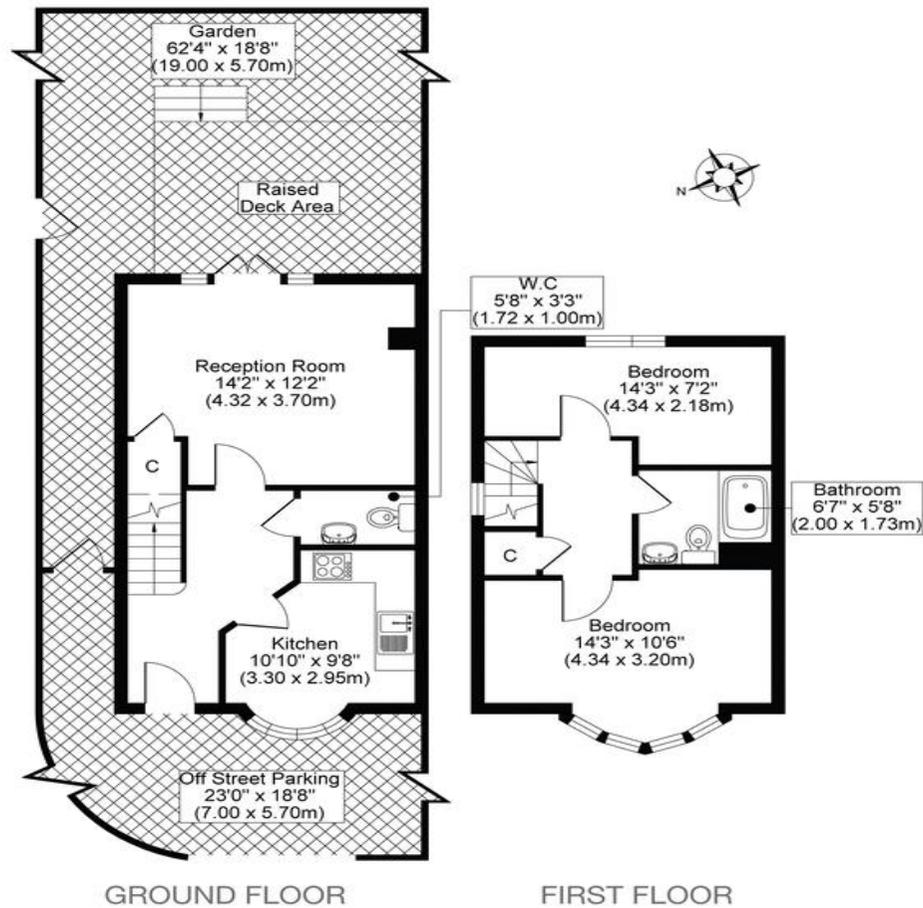
Located in a popular side road near Stonecot Hill, with bus routes to Morden Tube, Sutton Common Station, North Cheam & Sutton shopping facilities, plus many local schools. Suitable for a smaller family or someone trading down, from a larger house.

VIEWING HIGHLY RECOMMENDED. KEYS HELD.

EPC BAND C. Sutton Council Tax Band D = £2,269.72 PA.



WOODSTOCK RISE, SM3  
TOTAL APPROX FLOOR PLAN AREA 682 SQ.FT (63 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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**MARTIN&CO** The Property Ombudsman