



barnard marcus

Morland Road, Sutton SM1 4RP



welcome to

Morland Road, Sutton

For sale is this three-bedroom terraced house located on Morland Road in Sutton, a sought-after area appreciated for its blend of local amenities and accessibility to green spaces. The property offers a spacious reception room with large windows, allowing for natural light to fill the space. This separate reception area also features an attractive fireplace.

The kitchen is well-equipped with wood countertops and ample natural light. There is a dedicated dining space, creating a comfortable area for family meals. The accommodation includes two double bedrooms and one single bedroom, making it suitable for both families and first-time buyers. The bathroom benefits from a heated towel rail, providing a practical touch.

A private garden is included, ideal for enjoying outdoor activities and relaxation.

Morland Road is within easy reach of local schools, such as Avenue Primary and Sutton Grammar, making it convenient for families. The nearby Manor Park offers green open space for leisure and recreation, while Sutton High Street provides a range of shops, cafés, and restaurants.

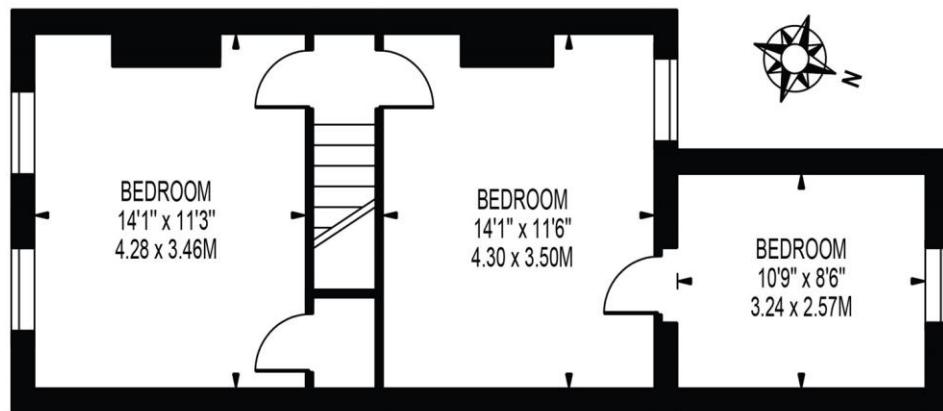
For public transport, Sutton train station is approximately a 10-minute walk away, offering regular services to London Victoria in around 30 minutes and to London Bridge in just over half an hour. These connections make commuting and leisure travel straightforward.

This property is well-placed for access to public transport, education, and local amenities.

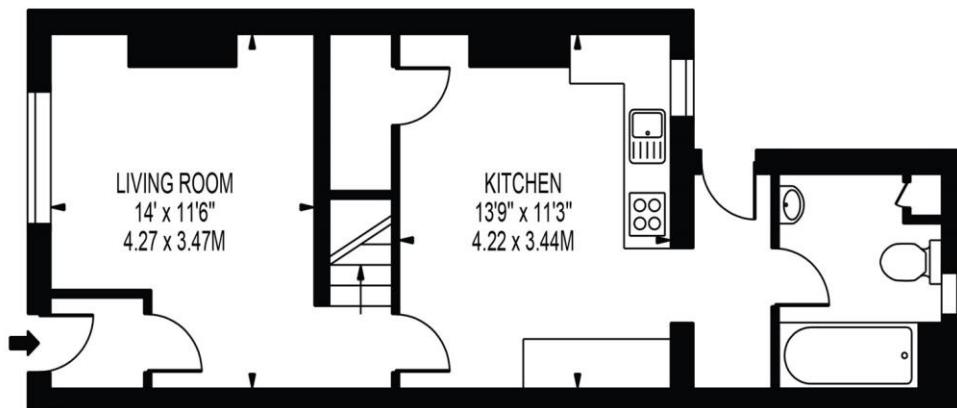


MORLAND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 934 SQ FT - 86.76 SQ M



FIRST FLOOR



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

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.
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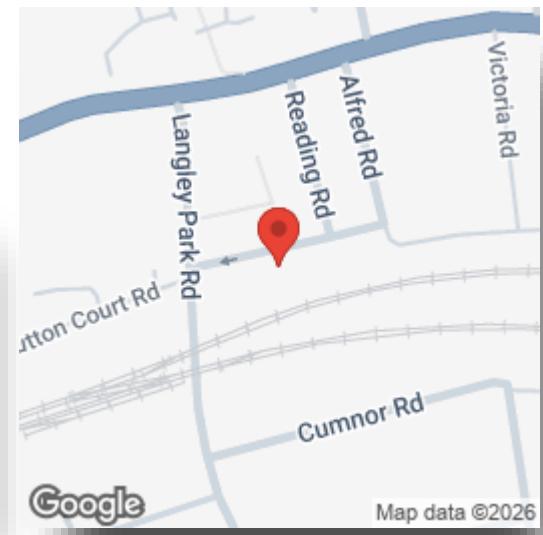
Morland Road, Sutton

- Sought-after Sutton location
- Spacious reception with large windows
- Attractive fireplace in living area
- Well-equipped modern kitchen
- Dedicated dining space

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000



view this property online barnardmarcus.co.uk/Property/SUT110937

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.



Property Ref:
SUT110937 - 0003

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.

Please note the marker reflects the postcode not the actual property



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