



barnardmarcus

Lenham Road, Sutton SM1 4BG



welcome to
Lenham Road, Sutton

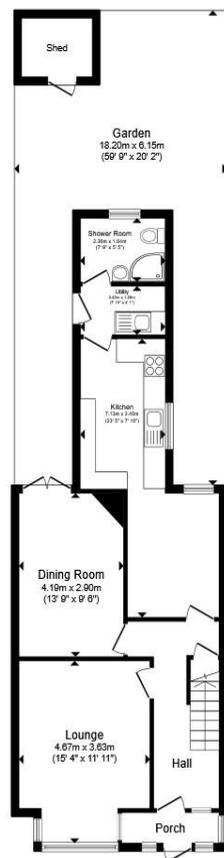
The property is presented in well maintained condition, offering buyers the flexibility to move straight in or personalise to their own taste over time. As you enter, you are welcomed by a bright lounge positioned at the front of the property, complete with a charming bay window. Moving through the home, you'll find a well sized dining room, ideal for family meals or entertaining. To the rear is a spacious kitchen/breakfast room, offering direct access to the rear garden. The ground floor also includes a shower room, adding to the convenience of the layout.

Upstairs, the property boasts four generous bedrooms arranged off a central landing. Bedroom one sits to the front, while bedrooms two and three offer comfortable double accommodation. The fourth bedroom provides the perfect space for a nursery, home office, or guest room. A family bathroom completes the first-floor layout.

Externally there is a long, private rear garden, perfect for families, outdoor dining, and play. A good-sized shed provides additional storage or potential for use as a workshop.

Lenham Road is a desirable residential street in Sutton, well known for its community feel and excellent access to local amenities. Families will appreciate the proximity to several highly regarded schools, open green spaces, and Sutton's vibrant town centre, offering shops, restaurants, cafés, and leisure facilities. Transport links are also excellent, with easy access to Sutton's mainline station and bus routes.





Ground Floor



First Floor



Parking

Agents Note

Total floor area 122.2 m² (1,315 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

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- Spacious four bedroom family home
- Two generous reception rooms (lounge with bay window + dining room)
- Large kitchen/breakfast room with direct garden access
- Ground floor shower room plus first floor family bathroom
- Well proportioned bedrooms, ideal for families

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£600,000



view this property online [barnardmarcus.co.uk/Property/SUT111086](https://www.barnardmarcus.co.uk/Property/SUT111086)



Property Ref:
SUT111086 - 0003

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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.



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Please note the marker reflects the
postcode not the actual property