

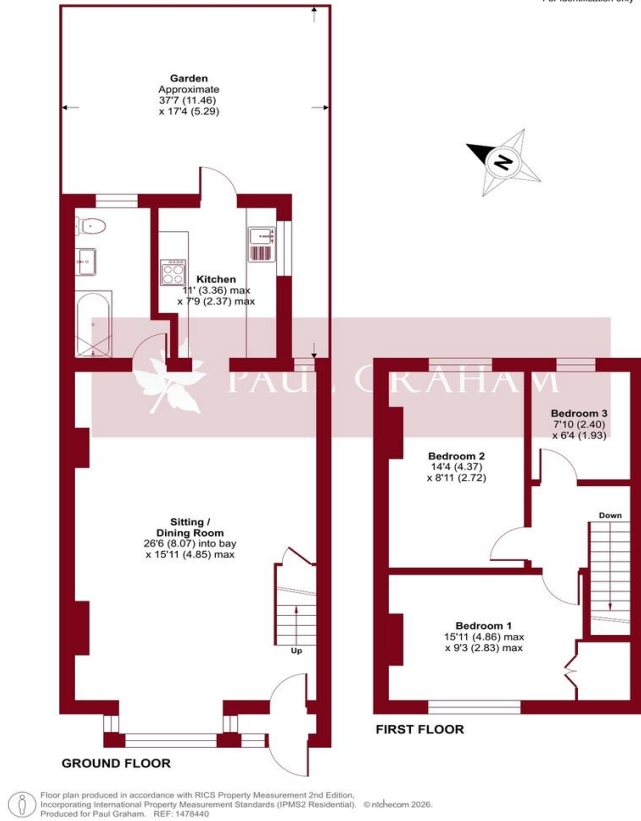


62 Myrtle Road, Sutton, SM1 4BX | **Guide Price £465,000 Freehold**

A stunning three bedroom family home in excellent condition throughout, ideally located on the popular Myrtle Road moments from Manor Park Primary School and Sutton Grammar School. Boasting a spacious 26ft through lounge/dining room, a modern fitted kitchen, landscaped rear garden with rear access and residents permit parking, the property is also within walking distance of Sutton station and town centre.

Myrtle Road, Sutton, SM1

Approximate Area = 957 sq ft / 88.9 sq m
For identification only - Not to scale



PORCH

SITTING/DINING ROOM 26' 6" x 15' 11"
(8.08m x 4.85m)

KITCHEN 11' 0" x 7' 9" (3.35m x 2.36m)

BATHROOM

LANDING

BEDROOM 1 15' 11" x 9' 3" (4.85m x 2.82m)

BEDROOM 2 14' 4" x 8' 11" (4.37m x 2.72m)

BEDROOM 3 7' 10" x 6' 4" (2.39m x 1.93m)

GARDEN 37' 7" x 17' 4" (11.46m x 5.28m)



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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