

TURNERS



Reigate Avenue, Sutton, SM1
£400,000 Freehold

020 8687 9787 | iturnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

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Full Description

Situated in a highly convenient location in Sutton, this well-proportioned home offers generous accommodation, a versatile layout and excellent potential for a buyer looking to put their own stamp on a property.

Reigate Avenue is ideally positioned for a range of local shops, well-regarded schools and transport links, with regular bus services and St Helier railway station providing convenient connections into Central London.

The ground floor offers an excellent amount of living space, with a spacious through lounge providing plenty of room for both sitting and dining areas. The versatile layout also lends itself particularly well to those working from home, with ample space to create a dedicated home office area.

The well-proportioned kitchen provides good storage and workspace and offers further potential for improvement. Subject to the necessary planning permissions, there may also be scope to extend to the rear, allowing a future owner to create an impressive open-plan kitchen and family space.

Upstairs, the property continues to offer generous accommodation with two good-sized double bedrooms rear bedroom looking over playing fields making the house well suited to couples, young families or those requiring a guest room or additional workspace.

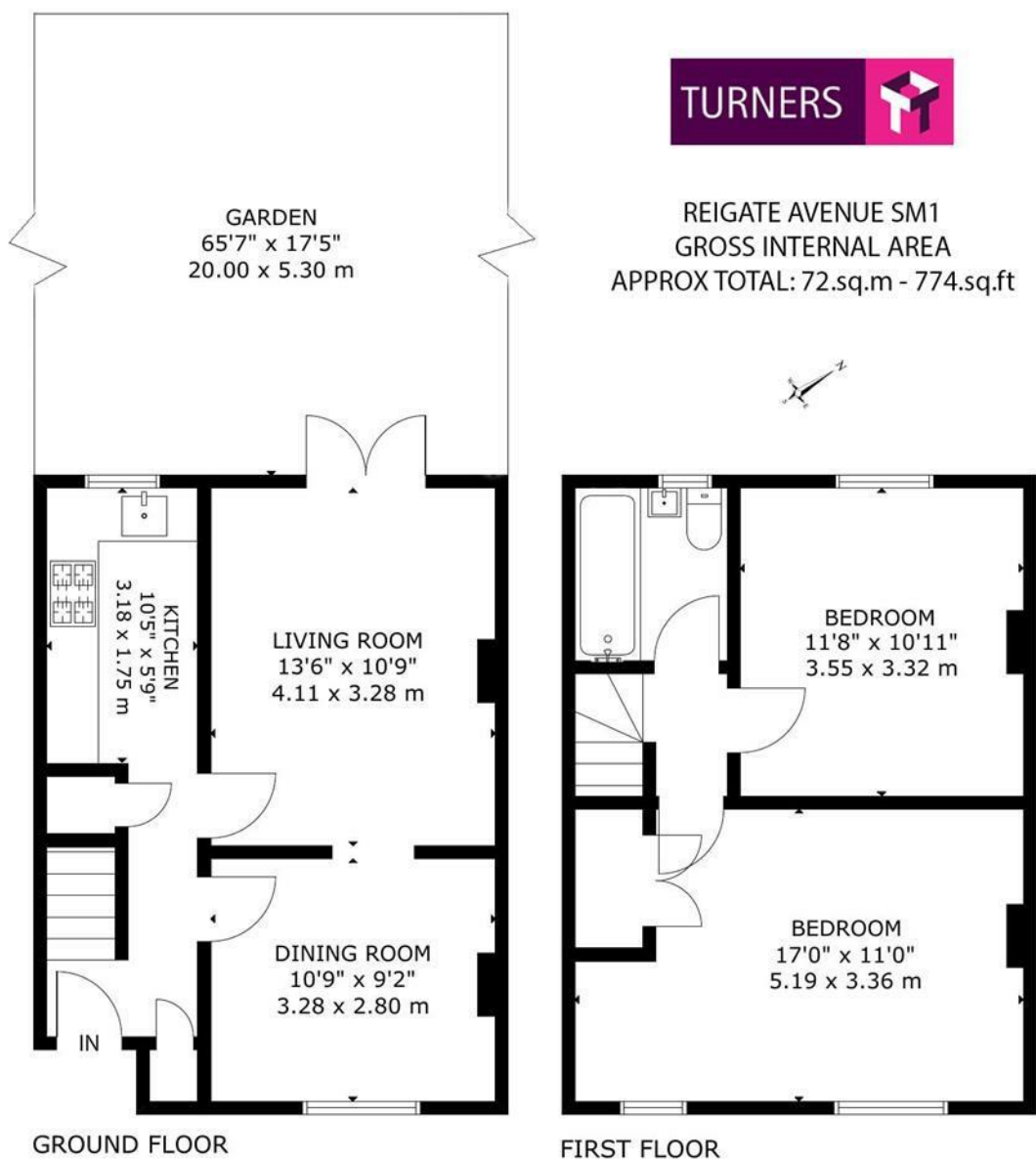
Outside, the property benefits from a level rear garden which provides a peaceful and private space for relaxing, entertaining and outdoor dining with added benefit of backing onto playing fields.

With its generous proportions, excellent location and potential to modernise and improve, this is a home that offers buyers the opportunity to create a property tailored to their own requirements.



Key Features

- 2 bedrooms
- Upstairs bathroom
- Parlour Style
- EPC rating C
- Council tax D 2181.90 per annum
- Garden backing onto playing fields
- No parking
- Double glazing
- Gas central heating
- Walking distance to Rosehill



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©18092026. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email. mark@steelelondon.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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