



Collingwood Road, Sutton SM1 2LX

welcome to

Collingwood Road, Sutton

Neutrally decorated throughout, the property exudes a bright and welcoming ambience. The spacious, open-plan reception room, dining area features large doors that bathe the interior in natural light, while providing views of the south-facing garden. Direct access from the reception room allows you to seamlessly extend your living area outdoors, making it an ideal spot for both relaxation and entertaining.

The kitchen is thoughtfully designed with built-in pantries, allowing for ample storage, and a dedicated utility room adds to the functionality of the space. A delightful breakfast area enjoys abundant natural light, creating a pleasant setting for family meals. There is also a utility room, in addition a downstairs W/C for ultimate convenience.

Upstairs, the property boasts three well-proportioned bedrooms. The first is a generous double bedroom complete with built-in wardrobes, offering plenty of storage solutions. The second bedroom is also a comfortable double, whilst the third is a versatile single-ideal for a child's room or home office. The family bathroom features a white suite, there is also loft storage in the landing.

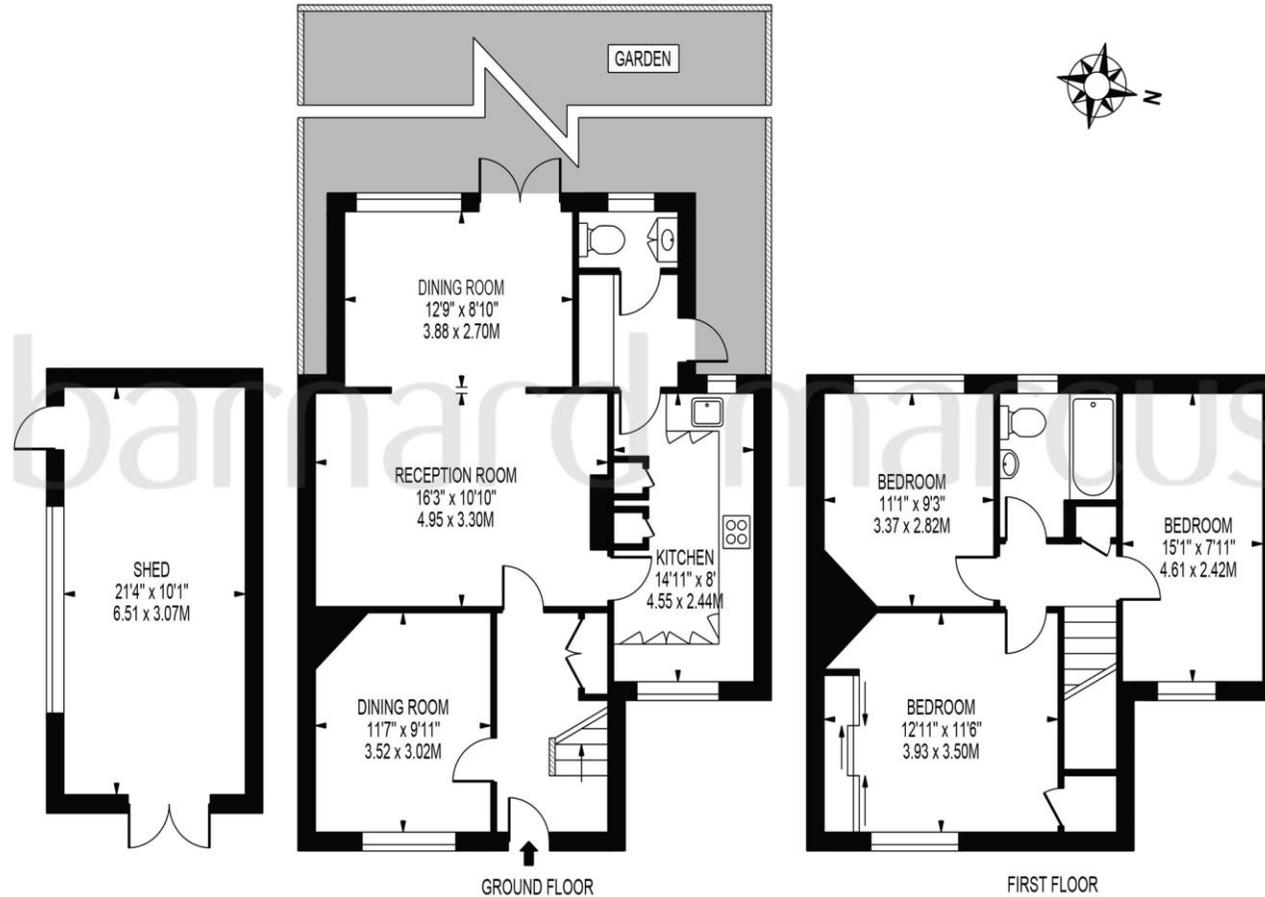
Additional highlights include convenient parking and a beautifully maintained south-facing garden, perfect for outdoor family activities. This home offers practical features and superb location benefits, making it the ideal choice for families looking for their next move. Early viewing is recommended.



COLLINGWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1179 SQ FT - 109.53 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 215 SQ FT - 19.99 SQ M



GROUND FLOOR

FIRST 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.
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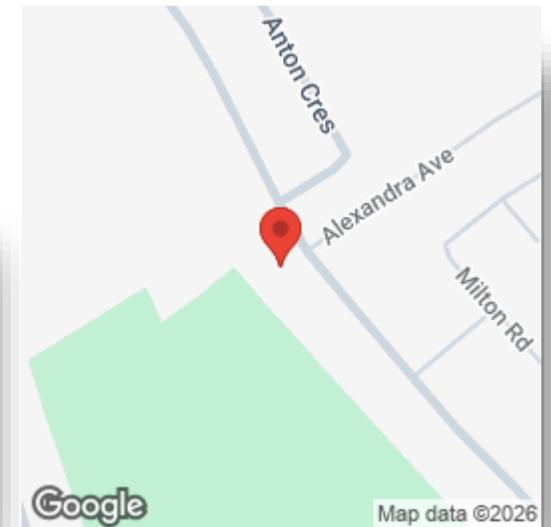
Collingwood Road, Sutton

- Three spacious bedrooms and three reception rooms
- Bright open-plan reception room
- Large south-facing garden
- Direct garden access from living area
- Easy access to multiple transport links including Morden Underground

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUT110902 - 0009

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