

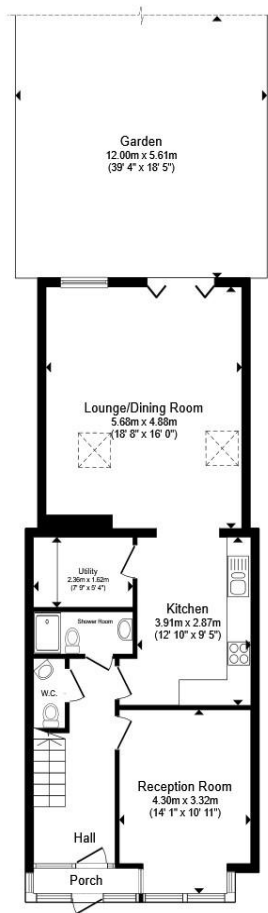


Rosehill Avenue, Sutton SM1 3HG

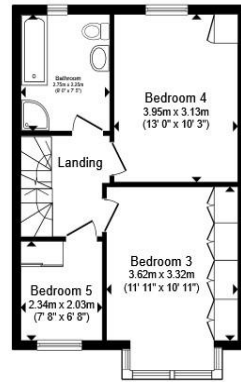
welcome to
Rosehill Avenue, Sutton

This well-presented and spacious family home is offered to the market chain free, providing an excellent opportunity for buyers seeking a smooth and uncomplicated purchase. The property is thoughtfully arranged over multiple floors, offering generous living accommodation throughout. On the ground floor, the layout features a bright and welcoming reception room, complemented by a modern open-plan kitchen/dining area ideal for both everyday family living and entertaining. The property benefits from additional versatile space, including an outbuilding, which can be used as a home office, gym, or guest accommodation STPP, adding further flexibility to suit a range of lifestyles. Upstairs, the first and second floors provide well-proportioned bedrooms, offering plenty of natural light and comfortable living space for growing families. The accommodation is completed by well-appointed bathroom facilities, designed for convenience and functionality. Ideally located, the property is within close proximity to a wide range of local amenities, including shops, supermarkets, and leisure facilities. Morden Underground Station is easily accessible, offering excellent transport links into Central London, making this an ideal choice for commuters. St Helier Hospital is also nearby, further enhancing the property's convenient location. Families will also appreciate the selection of well-regarded schools in the surrounding area, making this a highly desirable setting for those with children.

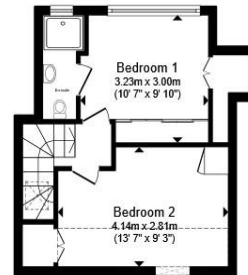




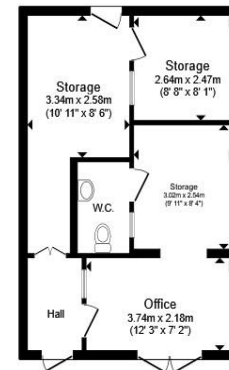
Ground Floor



First Floor



Second Floor



Outbuilding



Total floor area 186.5 m² (2,008 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

Rosehill Avenue, Sutton

- Chain free sale
- Spacious accommodation over multiple floors
- Bright reception room and open-plan kitchen/dining area
- Generous, well-proportioned bedrooms
- South-facing garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£600,000



view this property online barnardmarcus.co.uk/Property/SUT111287



Property Ref:
SUT111287 - 0003

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.

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.



barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property