



barnard marcus

Cedar Road, Sutton SM2 5DJ



welcome to
Cedar Road, Sutton

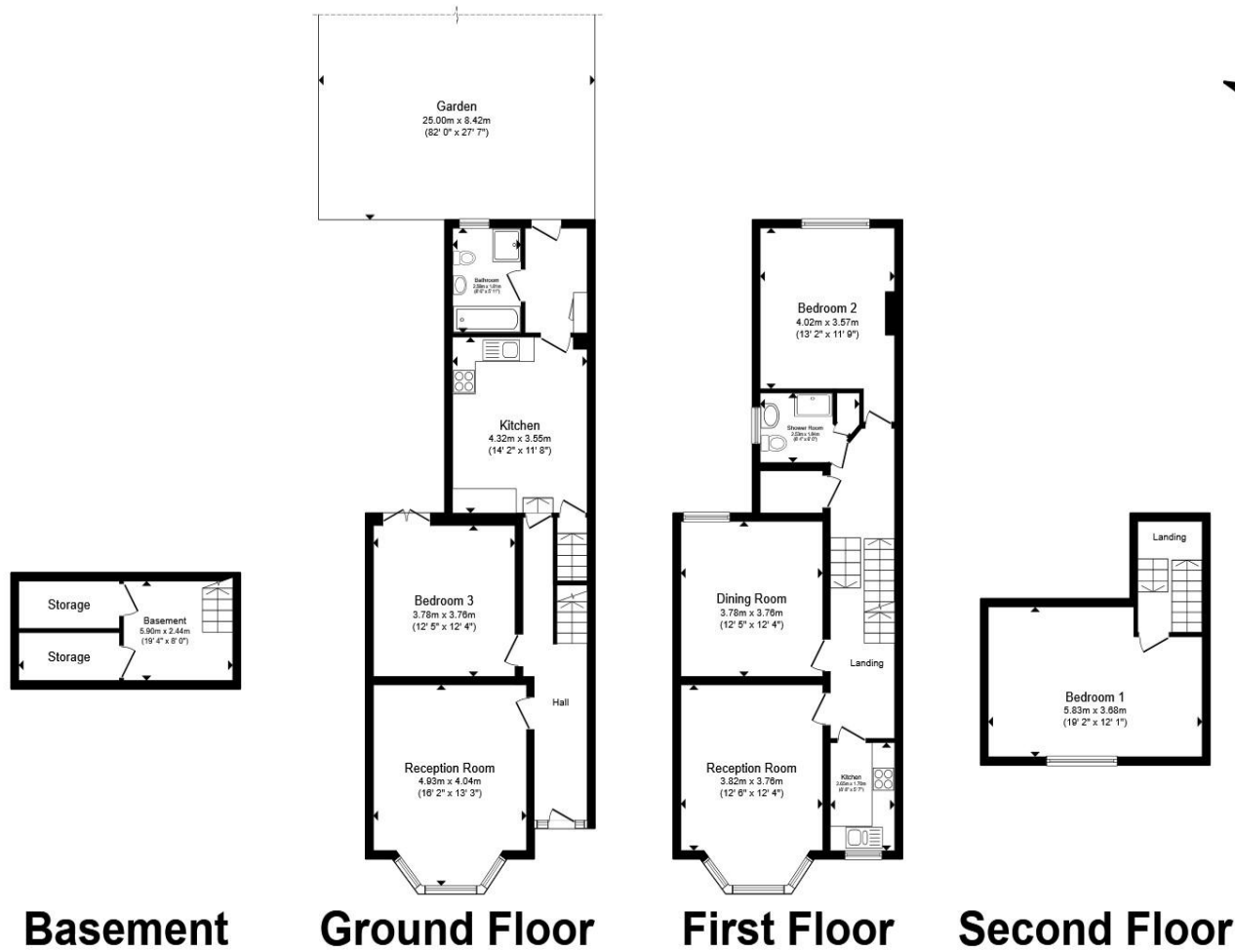
This charming chain-free semi-detached house is ideally positioned in the highly sought-after area of South Sutton, offering an excellent opportunity for buyers looking to create a wonderful long-term home. In need of modernisation, the property is full of potential to update and extend (subject to the usual planning permissions), making it perfect for those keen to add value and personalise their living space.

The accommodation is generously proportioned and arranged over multiple floors, providing flexible living throughout. The layout presents a solid foundation for reconfiguration or enhancement, with scope to create contemporary open-plan living areas while retaining the character of the home.

Location is a key highlight of this property. Situated just a short stroll from Sutton train station, residents benefit from excellent transport links into Central London and surrounding areas. Sutton High Street is also within easy reach, offering a wide range of shops, restaurants, cafés and local amenities.

Families will appreciate the property's inclusion within the catchment area for several well-regarded schools, including Harris Academy, Devonshire Primary, Avenue Primary and Sutton Grammar School. Additionally, the renowned Royal Marsden Hospital is located nearby, further enhancing the appeal of the location. Offered to the market with no onward chain, this is a rare opportunity to acquire a property with significant potential in a prime South Sutton setting.





Basement

Ground Floor

First Floor

Second Floor

Total floor area 182.6 m² (1,966 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

Cedar Road, Sutton

- Four bedrooms
- Semi-detached house with strong potential to update and extend (STPP)
- Chain-free sale
- Prime South Sutton location
- Period features

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: F

£800,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111338](https://www.barnardmarcus.co.uk/Property/SUT111338)



Property Ref:
SUT111338 - 0002

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](https://www.barnardmarcus.co.uk)