



barnard marcus

Sutton Common Road, Sutton SM1 3HT



welcome to

Sutton Common Road, Sutton

A beautifully presented three-bedroom end of terrace family home offering generous living accommodation, a stunning south-facing garden, and off-street parking for up to four vehicles, ideally located within walking distance of Sutton Common Station.

This spacious home is perfect for growing families, benefiting from well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hall, a bright front reception room, a separate dining room ideal for entertaining, a modern kitchen, and a delightful conservatory providing additional living space with direct access to the rear garden.

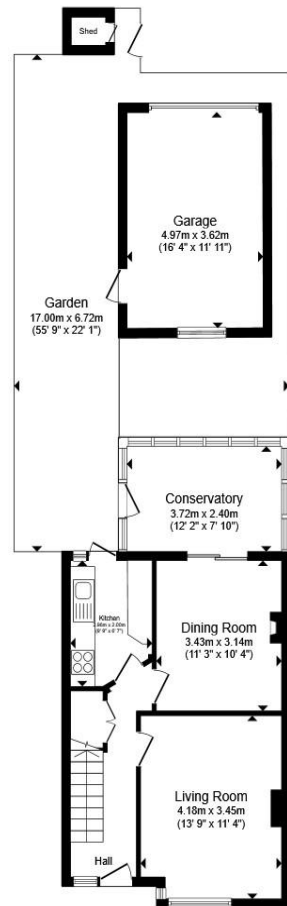
To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property truly excels, featuring a private south-facing rear garden that enjoys sunshine throughout the day, making it perfect for outdoor dining, entertaining, and family enjoyment. To the front, there is a substantial private driveway providing off-street parking for 3-4 cars.

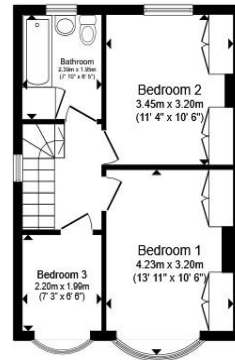
The property is superbly positioned for commuters, being within easy reach of Sutton Common Station, with additional transport links available from Sutton and West Sutton stations. The area is also highly regarded for its excellent schooling, including Glenthorne High School, Greenshaw High School, Sutton Grammar School, Westbourne Primary School, and Abbey Primary School, making this an ideal purchase for families.

Located close to local shops, amenities, parks, and Sutton town centre.





Ground Floor



First Floor



Total floor area 104.0 m² (1,120 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

Sutton Common Road, Sutton

- Three-bedroom end of terrace house
- Two reception rooms
- South-facing rear garden
- Driveway for 3-4 cars
- Walking distance to Sutton Common Station

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT109944](https://www.barnardmarcus.co.uk/Property/SUT109944)



Property Ref:
SUT109944 - 0002

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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.



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