

Location:

Key points:

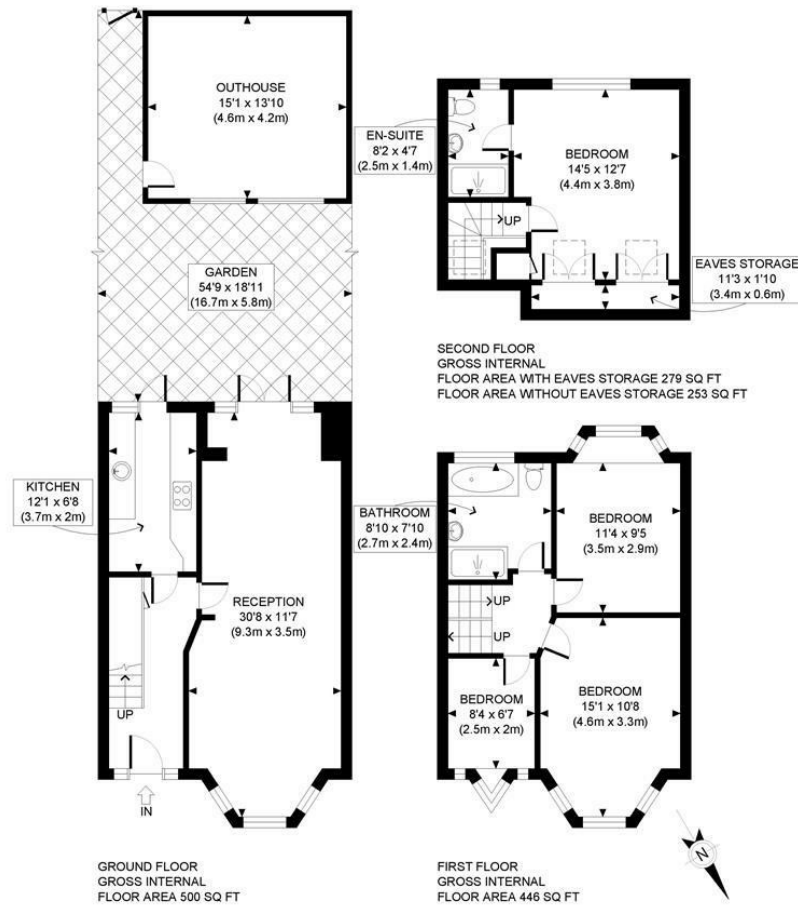
- Four bedroom family home
- Two bathrooms
- Newly refurbished
- 1,434 sq.ft / 133 sq.m
- Off-street parking
- 0.6 Miles To St. Helier Train Station
- No onward chain

Do Better:

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Offers Over £600,000

**Sutton Common Road, Sutton SM3
9JJ**

- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms



The current owner says:

The property is in a fantastic location for the local shops, schools, parks and transport links.

This newly refurbished four bedroom family home in Sutton is offered to the market with no onward chain.

The property benefits from a double reception room and separate kitchen on the ground floor.

The first floor offers three bedrooms and a family bathroom. The loft space has been converted to create a large master bedroom with ensuite bathroom, with shower over the bath, w/c, hand basin and towel rail.

Outside - To the front, there is a paved driveway for multiple cars. The private rear garden has a decking area leading onto the lawn and at the far end, there is a newly built outbuilding/work from home office.

The property is located 0.6 miles to St. Helier train station which has links to London Blackfriars, Wimbledon & Sutton. There are also regular bus links to Morden tube station (Northern Line).

For primary schools, Brookfield Primary Academy is 0.4 miles away, both Aragon Primary School & Abbey Primary School are within 0.5 miles and both St Cecilia's Catholic Primary School & Cheam Park Farm Primary Academy are 0.7 miles away.

For secondary schools, Glenthorne High School is 0.5 miles away, Perseid School is 1 mile away and both Cheam High School & Greenshaw High School are within 1.3 miles.

What's better:

The property has been beautifully refurbished throughout and offers further potential to extend at the rear of the ground floor subject to planning condition.

