

Collingwood Road  
Sutton, SM1 2RB  
Guide price £350,000



# Collingwood Road, Sutton, SM1 2RB

GUIDE PRICE £350,000 - £375,000 Positioned in one of Sutton's most convenient roads this property has so much to offer. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Collingwood road will surpass your expectations, as it's just a quick stroll into the high street, with outstanding schooling and Sutton station providing quick links into the City - sofa to London in just under an hour, amazing!

So what about inside the property? Having a generous kitchen/dining area, this property is perfect for hosting those dinner parties and entertaining all of your friends and family. During the summer months you can open up the door from the kitchen and spill straight out into the sunny rear garden.

Upstairs, this house doesn't let you down; with two generous bedrooms, there will be no grumbles from the kids or guests with their room! So if you're looking for your first home to put your own stamp on, downsizing or ready for your next investment, you will not want to miss this one.



## GROUND FLOOR

- Living Room  
13'4 x 10'8 (4.06m x 3.25m)
- Kitchen  
13'2 x 10'8 (4.01m x 3.25m)
- Bathroom

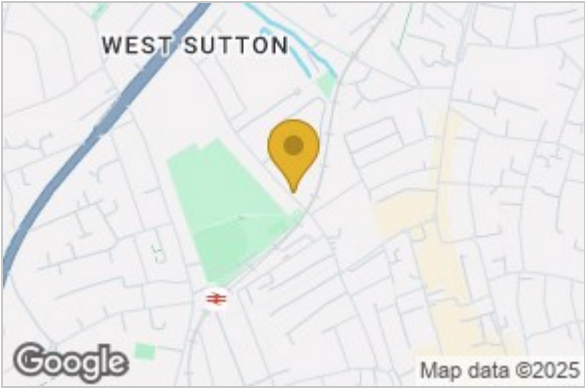
## FIRST FLOOR

- Bedroom  
13'11 x 10'10 (4.24m x 3.30m)
- Bedroom  
13'3 x 10'10 (4.04m x 3.30m)

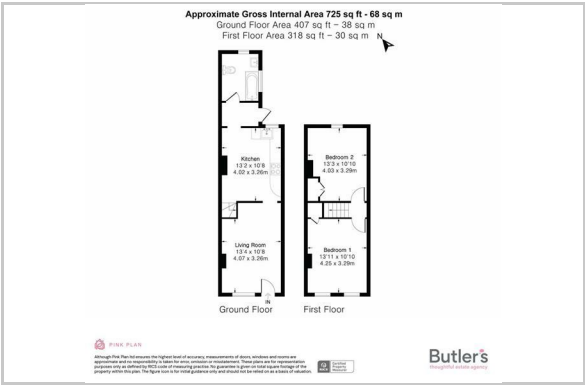


- OUTSIDE
- Rear Garden

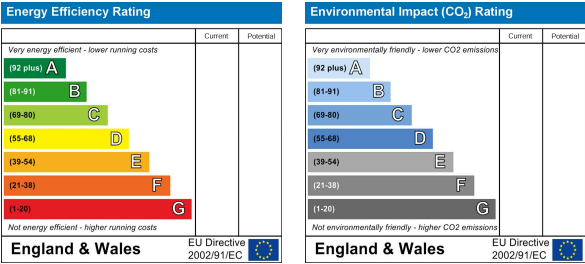
# Area Map



# Floor Plan



# Energy Efficiency Graph



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