



Sherborne Road  
Sutton, SM3 9QA  
Guide price £525,000



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This semi-detached home is in need of some modernisation, but has already been extended and comes with bags of potential. Have you ever dreamed of living in a quiet road, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a just a quick stroll into Sutton or North Cheam, with you having outstanding schooling in close proximity. Buses and Sutton Common station provide quick links into the City, so you can be into town in well under an hour. Despite all of this, sitting in your generously sized, mature rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over when the work is done. Within the home, you'll appreciate the abundance of features and charm that still remain, ideal for you to be sympathetic during your renovations. Inside, the layout of the ground floor currently offers a huge amount of versatility, with a large double reception room and dining/study area. This in turn leads to the kitchen, which is within the extended part of the house, and gives access to the garden. Upstairs, there is potential in abundance, with two double bedrooms along with a single, synonymous with this period of build. There is also a possibility for a loft conversion if you have a large family. Finishing off the house internally is a bathroom serving all the rooms, with a separate cloakroom on the ground floor. On the outside there is a large double garage to the rear - with the bonus of a front garden providing the possibility off street parking, again subject to the relevant consents via the local authority.



GROUND FLOOR

Porch

Hallway

Living/Dining Room  
27' x 10'6 into bay (8.23m x 3.20m into bay)

Dining/Study Area  
8'6 x 6'8 (2.59m x 2.03m)

Kitchen  
13'2 x 9'8 (4.01m x 2.95m)

Cloakroom

FIRST FLOOR

Landing

Bedroom  
15'7 x 10'2 into bay (4.75m x 3.10m into bay)

Bedroom  
11'8 x 10'2 (3.56m x 3.10m)

Bedroom  
9'3 x 8'6 (2.82m x 2.59m)

Bathroom  
6'1 x 5'9 (1.85m x 1.75m)

OUTSIDE

Front Terrace

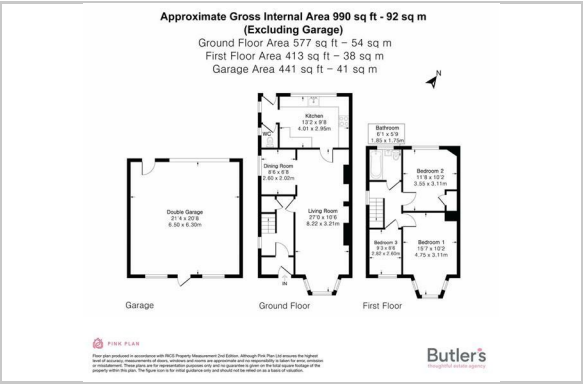
Rear Garden

Detached Garage  
21'4 x 20'8 (6.50m x 6.30m)

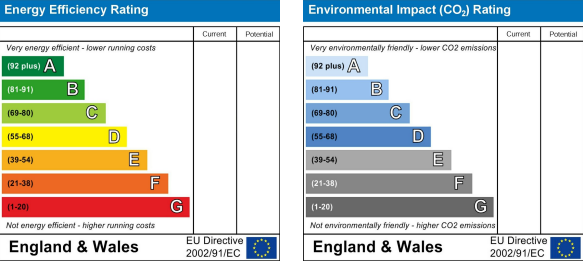
Area Map



Floor Plan



Energy Efficiency Graph



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