



St Barnabas Road
Sutton, SM1 4NP
Guide price £500,000



St Barnabas Road, Sutton, SM1 4NP

Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice on the market, with you possibly having to settle with a lovely looking yet maintenance heavy older property or more modern houses that maybe loses some of that aesthetic appeal you love - with any of these choices possibly being in a location that just isn't quite right. St Barnabas Road could offer the solution to your problem, being positioned within a desirable Sutton road, you really can have it all. Inside, the property has been recently refurbished and has a contemporary layout that covers all bases, being a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The well-proportioned lounge has an attractive bay window to the front and is a perfect place to chill out with a good book. To the rear, the modern kitchen/diner has ample space to cook up a storm in, with it's picture views onto the garden and is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing. Upstairs, the house continues to offer everything you could ever need, with a two bedrooms boasting integrated wardrobes and a smaller 3rd that is perfect for a home office or nursery. The eye-catching bathroom is also a joy, a great space to unwind in after a hard day of video calls. So, what about location? Well you really are in the center of it all here, being within a short walk into both Sutton and Carshalton, with a vast selection of shopping facilities, restaurants and bars, with excellent transport links whizzing you up to town in no time at all. So, downsides? Well if you consider the property also has a garage AND no onward chain, we are struggling to find any!



GROUND FLOOR

Hallway

Living Room
15'4 x 13' (4.67m x 3.96m)

Kitchen/Dining Room
15'4 x 9'11 (4.67m x 3.02m)

FIRST FLOOR

Landing

Bedroom
11'6 x 8'10 (3.51m x 2.69m)

Bedroom
11' x 8' (3.35m x 2.44m)

Bedroom
6'7 x 6'5 (2.01m x 1.96m)

Bathroom
7'2 x 6' (2.18m x 1.83m)

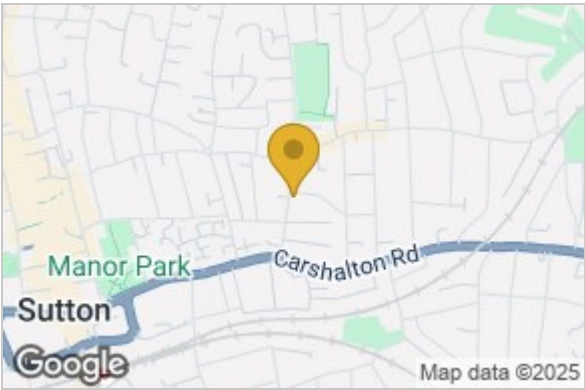
OUTSIDE

Front Garden

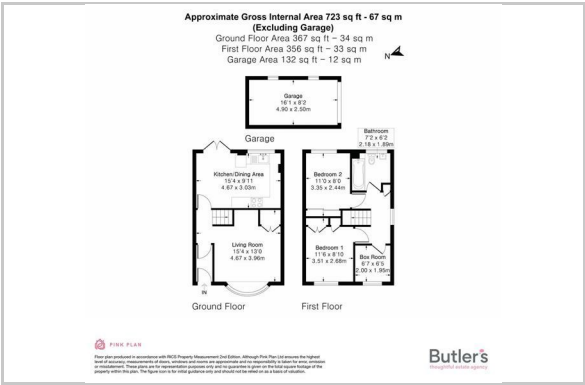
Rear Garden

Garage
16'1 x 8'2 (4.90m x 2.49m)

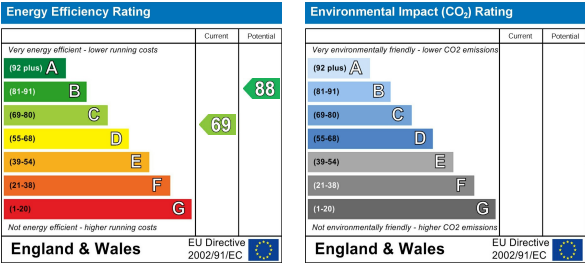
Area Map



Floor Plan



Energy Efficiency Graph



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