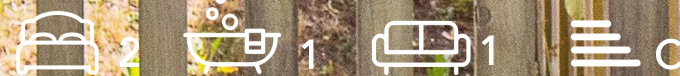




Camborne Road  
Sutton, SM2 6RF  
Guide price £450,000



Camborne Road, Sutton, SM2 6RF

GUIDE PRICE £450,000 - £475,000 - NO CHAIN - A recently refreshed, rarely available 2 bedroom home situated in a coveted South Sutton (SM2) road. The property has a contemporary layout, with a refitted kitchen and well proportioned lounge/diner that has french doors leading out onto the level, south facing rear garden. The single garage can be accessed via the back gate or road. On the first floor, there are two sunny double bedrooms, with all of the rooms served by a modern family bathroom. The house is ideally situated, being only a short walk to Sutton & Cheam, with a vast selection of shops, restaurants, bars and direct transport links to Clapham Junction, London Victoria and London Bridge.



GROUND FLOOR

- Hallway
- Living/Dining Room  
16'4 x 13'8 (4.98m x 4.17m)
- Kitchen  
9'11 x 7'3 (3.02m x 2.21m)

FIRST FLOOR

- Landing
- Bedroom  
13'8 x 9'5 (4.17m x 2.87m)
- Bedroom  
13'8 x 8'11 maximum (4.17m x 2.72m maximum)
- Bathroom  
7'8 x 7'3 (2.34m x 2.21m)

- OUTSIDE
- Front Garden

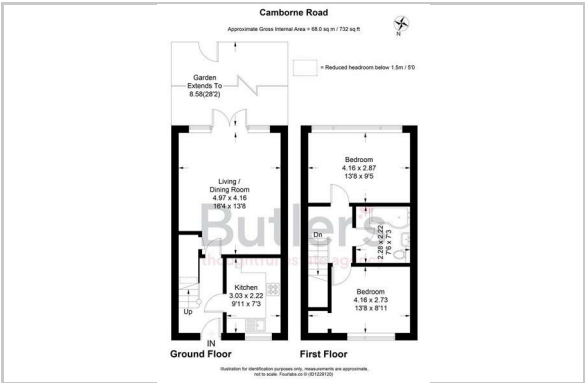


- Rear Garden
- Garage

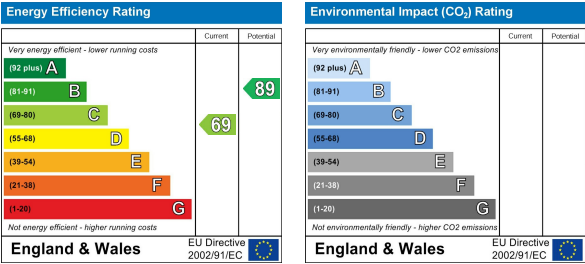
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.