



Permit  
holders  
only  
on - Sat  
- 6.30 pm

Alfred Road  
Sutton, SM1 4RR  
Guide price £425,000





# Alfred Road, Sutton, SM1 4RR

If you are looking for a totally unique and one off property, then we may just have the answer to your prayers at Alfred Road. This fantastic 3 bedroom split level maisonette is set over 3 levels, having bags of space and is a place you'll be proud to call your home - this really is an opportunity too good to miss! Location-wise, you are situated in a central Sutton position, on the doorstep of excellent amenities, open spaces and transport links - such as Sutton Mainline station being a short walk away, providing quick links into town. It's also just a quick stroll into the high street, with you having outstanding schooling in close proximity. On the outside, you'll appreciate the garden accessed directly from the apartment which is a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over when the weather allows. Within the property itself, you'll appreciate the size of the rooms and although the property is ready to move into, there is loads of potential to put your own stamp on the spaces whilst you live there. The layout currently offers a huge amount of versatility, with a large lounge & sperate dining area, adjacent to a generously sized kitchen with plenty of worksurfaces to cook up a storm in. Continuing the theme with large proportions, there are three great-sized bedrooms, all served by a a spacious bathroom on the second floor with a separate cloakroom on the ground.



## GROUND FLOOR

- Hallway
- Living Room  
13'11 x 11'9 (4.24m x 3.58m)
- Dining Room  
9'6 x 8'2 (2.90m x 2.49m)
- Kitchen  
13'7 x 7'8 (4.14m x 2.34m)
- Cloakroom

## FIRST FLOOR

- Landing
- Bedroom  
15'4 x 11'8 (4.67m x 3.56m)
- Bedroom  
12' x 9'7 (3.66m x 2.92m)

## SECOND FLOOR

## Landing

- Bedroom  
8'6 x 8'2 (2.59m x 2.49m)
- Bathroom  
8'6 x 8'1 (2.59m x 2.46m)
- OUTSIDE
- Rear Garden

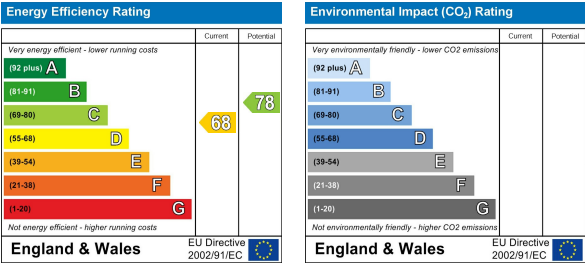
# Area Map



# Floor Plan



# Energy Efficiency Graph



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