



Sydney Road
Sutton, SM1 2QL
Guide price £450,000

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This gorgeous 2 bedroom period home really is a light and airy house that has been fastidiously cared for by the current owners, having maintained and updated the property throughout their occupation and offers all the space you could wish for, especially if you love to entertain your friends and family. Location-wise it couldn't get any better. Set within a quiet road, yet in a highly convenient central location, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out, as you are so close to the High Street and also going for walks in the green open spaces close by, all of which will enhance your quality of life.

Inside Sydney Road, as the condition really is so great, you can just pack your bags and move straight in. The open plan living/dining room is a fabulous space for you to snuggle down on a comfy chair with a good book or finally catch up on that box set you've wanting to for some time now. Breakfast ready, you'll be sitting down with your loved ones in the dining area, looking forward to the day ahead. The real heart of the home here is the adjacent kitchen, with a generous amount of workspace to really cook up a storm in.

Upstairs, the bedrooms will truly impress in what are good proportions which is impressive, especially as the property has had a bathroom fitted on the first floor for maximum convenience, something totally unique as the houses down the street generally have bathrooms on the ground floor.

Finally, when it's time to get outside into the fresh air, you'll love the wonderful landscaped garden that also boasts a cool & quirky brick built outbuilding!



GROUND FLOOR

Hallway

Open Plan Living/Dining Room
22'1 x 13'3 (6.73m x 4.04m)

Kitchen
11'10 x 10'3 into bay (3.61m x 3.12m into bay)

FIRST FLOOR

Landing

Bedroom
13'5 x 9'5 (4.09m x 2.87m)

Bedroom
10' x 7'3 (3.05m x 2.21m)

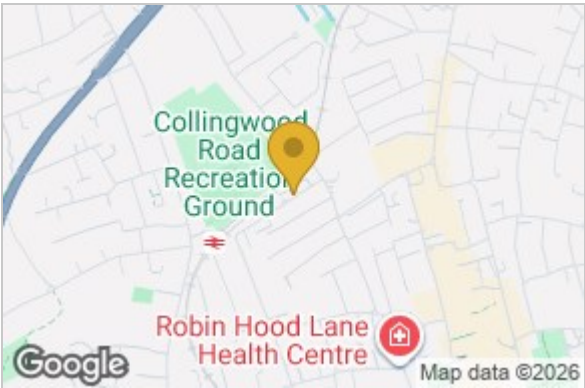
Bathroom
7'5 x 5'11 (2.26m x 1.80m)

OUTSIDE

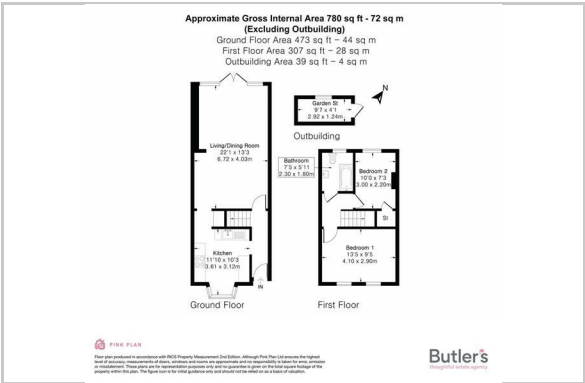
Rear Garden

Outbuilding
9'7 x 4'1 (2.92m x 1.24m)

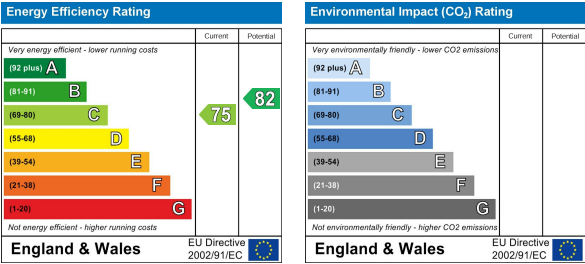
Area Map



Floor Plan



Energy Efficiency Graph



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