



Robin Hood Lane Sutton, SM1 2RG

GUIDE PRICE £325,000 - £350,000 Whether you are looking to buy a home for the first time, investing or even downsizing, we're sure you are finding that there is very little choice of fantastic properties on the market, with you possibly having to settle for an apartment that compromises on size or condition - with any of these choices possibly being in a location that just isn't quite right. Robin Hood Lane just ticks so many boxes. Positioned within an extremely central & desirable road you really can have it all. Pulling up to your property after a day at work you'll be delighted to step foot back into your wonderful home. Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms having been recently refreshed along with being in perfect harmony with each other. A well-proportioned, modern kitchen is a great place to cook up a storm in, also having views onto your private garden, accessed from outside the property, that is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing. The internal accommodation also boasts a spacious, living/dining room that can accommodate a dining table for those all important gatherings. When this happens and you want your friends to stay the night, don't worry! The bedrooms are a double size, which is also perfect if you are working from home. Location wise, you really are in the center of it all here, being on the doorstep of Sutton High Street, where there is a vast selection of shopping facilities, restaurants and bars, with Sutton station whizzing you up to town in no time at all which is only minutes away. Any downsides? Well if you consider the property also has no onward chain, we are struggling to find any!

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Robin Hood Lane

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- Recently refreshed throughout
- Large living/dining room
- Spacious 2 double bedroom maisonette
- Private garden to rear
- Kitchen/diner
- NO ONWARD CHAIN
- First floor
- Central location close to excellent amenities, transport links & amenities

FIRST FLOOR

Hallway

Living/Dining Room

15' x 13'4 maximum (4.57m x 4.06m maximum)

Kitchen

13' x 8'9 (3.96m x 2.67m)

Bedroom

12'6 x 11'7 (3.81m x 3.53m)

Bedroom

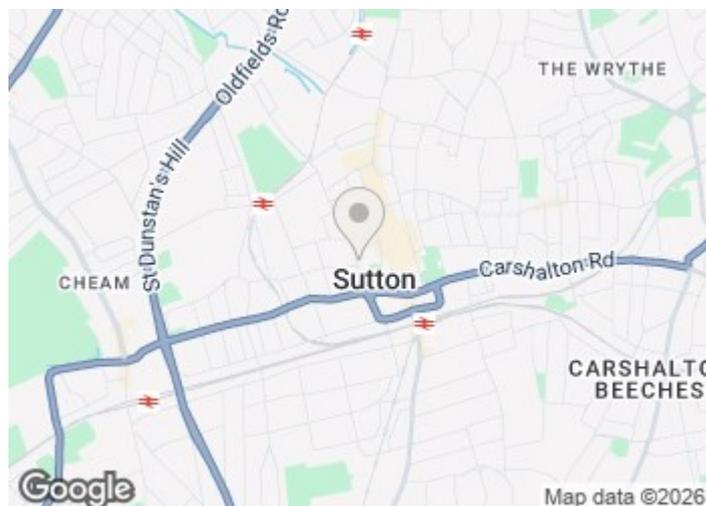
11'3 x 9'1 (3.43m x 2.77m)

Bathroom

7'4 x 5' (2.24m x 1.52m)

OUTSIDE

Rear Garden



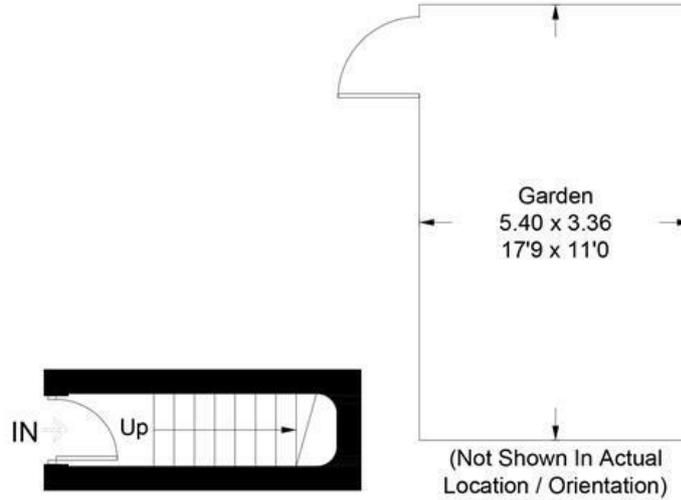
Directions



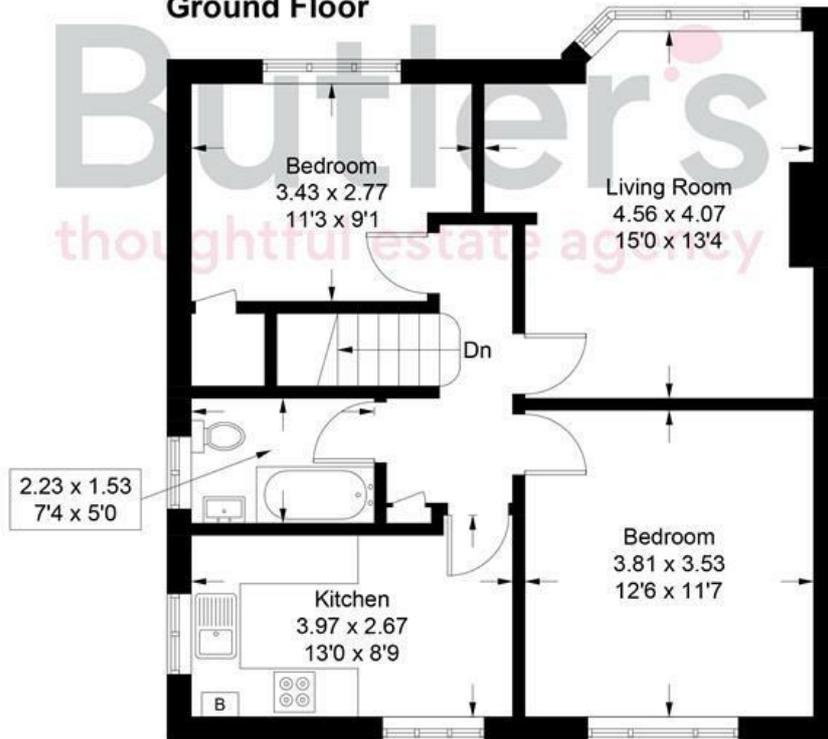
Floor Plan

44 Robin Hood Lane

Approximate Gross Internal Area = 64.9 sq m / 698 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1262124)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(11-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC