



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



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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

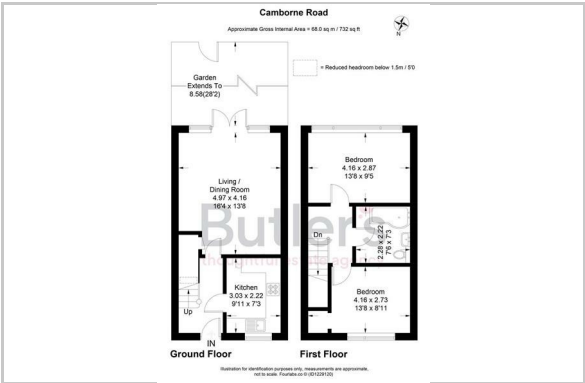


- Rear Garden
- Garage

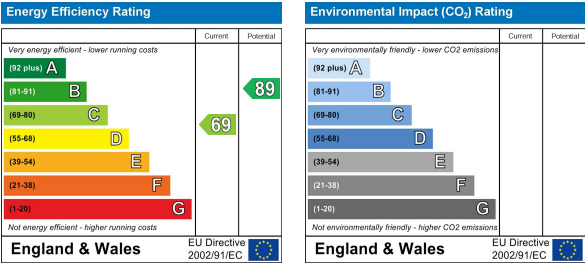
Area Map



Floor Plan



Energy Efficiency Graph



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