



Brandon Road  
Sutton, SM1 1RP  
Guide price £450,000



# Brandon Road, Sutton, SM1 1RP

NO CHAIN! GUIDE PRICE £450,000 - £475,000 Every now and again a home comes to market that is truly fantastic, with this gorgeous 2-bedroom semi-detached period home being one such property. It really is a light and airy house that has been well loved by the current owners 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, yet highly convenient central position, 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 the house, the property is in good order, so you can just pack your bags and move straight in - yet still has plenty of scope for you to make your own mark. The lounge 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 been wanting to for some time now, with the real heart of the home here being the kitchen, with a generous amount of workspace to really cook up a storm in! Breakfast ready, you'll be sitting down with your loved ones in the adjacent dining room, looking forward to the day ahead. Upstairs, the bedrooms will truly impress in what are spacious proportions, with integrated storage in the master and lots of space for your wardrobes in bedroom 2. All the house is then served by the family bathroom. Finally, when it's time to get outside into the fresh air, you'll love the wonderful garden that is great for every age range and for all occasions.



## GROUND FLOOR

### Hallway

### Living Room

14'3 x 12' into bay (4.34m x 3.66m into bay)

### Dining Room

12' x 11'8 (3.66m x 3.56m)

### Kitchen

10' x 7'9 (3.05m x 2.36m)



## FIRST FLOOR

### Landing

### Bedroom

12'1 x 11'10 (3.68m x 3.61m)

### Bedroom

11'8 x 8' (3.56m x 2.44m)

### Bathroom

8'11 x 7'7 (2.72m x 2.31m)

## OUTSIDE

### Rear Garden

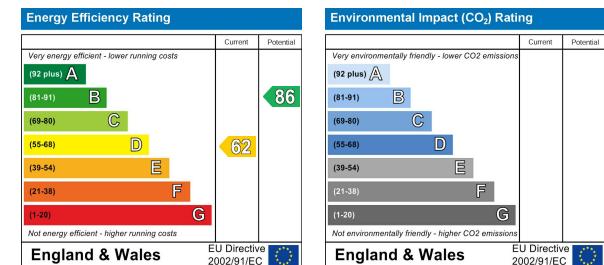
## Area Map



## Floor Plan



## Energy Efficiency Graph



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