



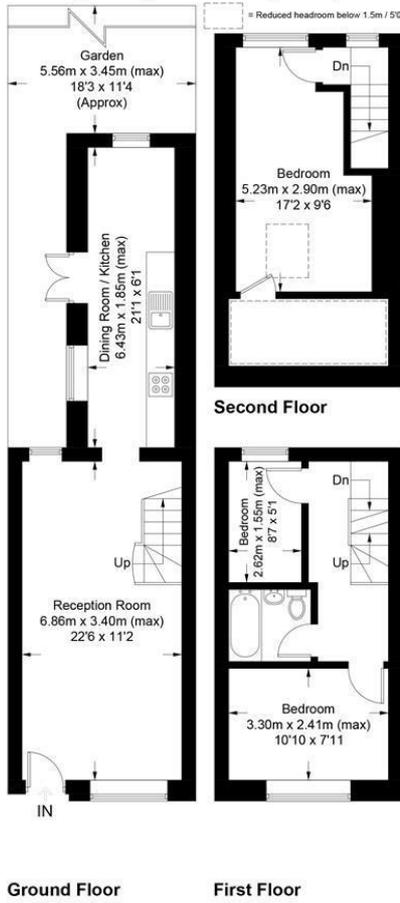
**Sydney Road, Sutton, SM1 2QJ**  
**Offers Over £450,000**

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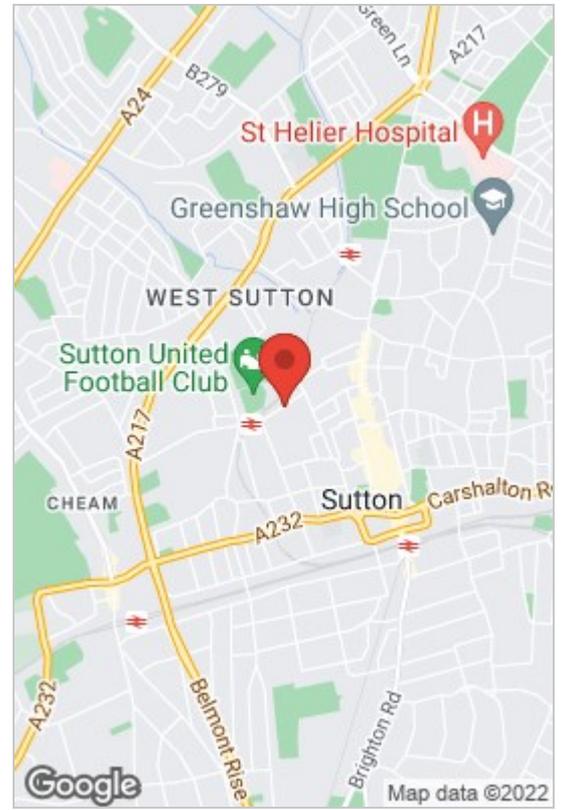


# Sydney Road, SM1

Approximate Gross Internal Area = 80.45 sq m / 866 sq ft  
(Including Restricted Height Area)



This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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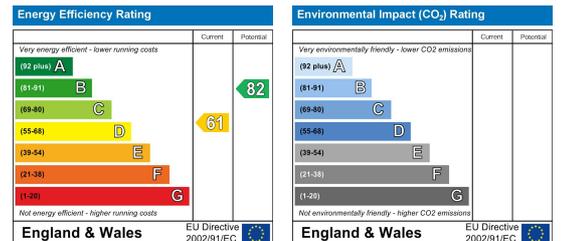
We are delighted to offer this beautiful three bedroom house for sale. This property comprises of two doubles and a single bedroom, kitchen/diner, spacious reception room, family bathroom and south west facing rear garden.

This Property has been newly modernised throughout to an excellent standard, with light grey engineered wood flooring to the entire ground floor. There is open planned living space leading to the kitchen. Which have brand new fitted kitchen units with white marble work surfaces and marble splash backs, stainless steel sink and drainer with mixer tap. Double glazed upvc door leading to lovely newly laid artificial lawn and tiled patio.

Upstairs there is a white marble tile family bathroom with grey wall wash hand basin with mixer tap. Brand new light grey carpets in all the bedrooms, staircase and landing leading to spacious bright loft airy room.

Property Benefits from gas central heating with brand new boiler and double glaze UPVC windows for that finishing touch, 10 minute's walk to Sutton shopping centre, bars, restaurants and other shops & amenities, local buses & Sutton train station.

Brilliant for a 1st time home to get yourself on the property ladder and is a must see



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.