



**Blenheim Road, Sutton SM1 2PX**

Not for marketing purposes INTERNAL USE ONLY



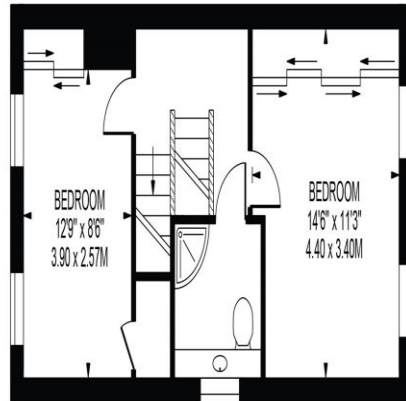
**welcome to**  
**Blenheim Road, Sutton**

A superb three double bedroom semi-detached family home with two spacious reception rooms, modern kitchen, conservatory, upstairs bathroom, rear garden and off street parking to the front. The property has been extended into the loft and is well located in a popular cul-de-sac which is in close proximity of local amenities including Sutton Common Train Station (located opposite Blenheim Road) various bus routes and Sutton Town Centre.

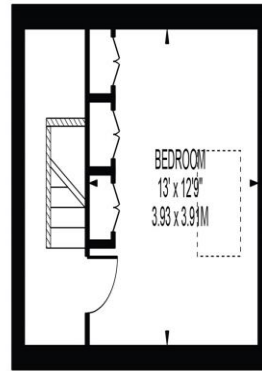


## BLENHEIM ROAD

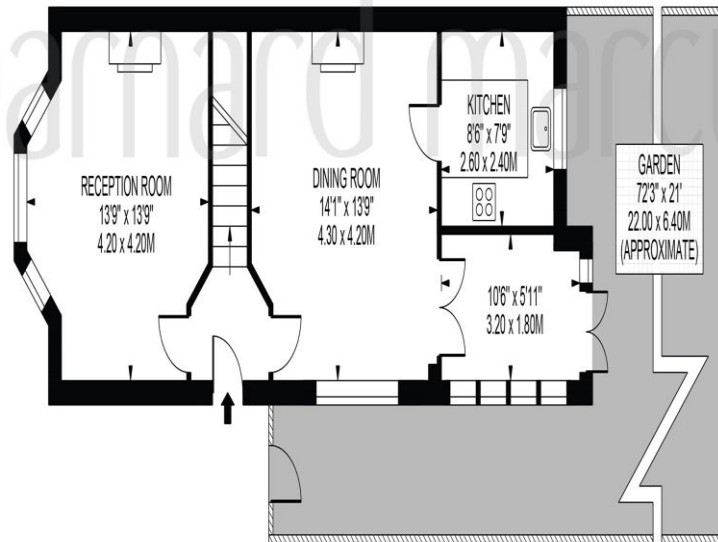
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1185 SQ FT - 110.13 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



**welcome to**

## **Blenheim Road, Sutton**

- Three Bedroom House
- Semi Detached
- Two Receptions
- Off Street Parking to Front
- Cul De Sac Location

Tenure: Freehold EPC Rating: E

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUT106247 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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