



## 7c Victoria Road, Sutton, SM1 4RT | **Guide Price £335,000**

A beautifully presented 1 bedroom attached property located on a cul-de-sac just moments walk to the mainline station, town centre and local amenities/restaurants. The property is located at the rear of the original house (which has now been converted into 2 split level homes) with its own front door. The property is a high specification throughout with integrated kitchen, access to private garden, outbuilding which can be used as a gym or home office space, upstairs family bathroom and large bedroom with built in wardrobes. Features include share of freehold, allocated parking and no onward chain.





**ENTRANCE HALL**

**LIVING ROOM** 18' 0" x 12' 9" (5.49m x 3.89m)

**KITCHEN** 9' 7" x 7' 10" (2.92m x 2.39m)

**LANDING**

**BEDROOM** 14' 8" x 13' 0" (4.47m x 3.96m)  
into wardrobes

**BATHROOM** 7' 5" x 5' 6" (2.26m x 1.68m)

**GARDEN** 22' 5" x 14' 4" (6.83m x 4.37m)

**OUTBUILDING** 12' 3" x 11' 2" (3.73m x 3.4m)

**ALLOCATED PARKING**

**SHARE OF FREEHOLD**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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