

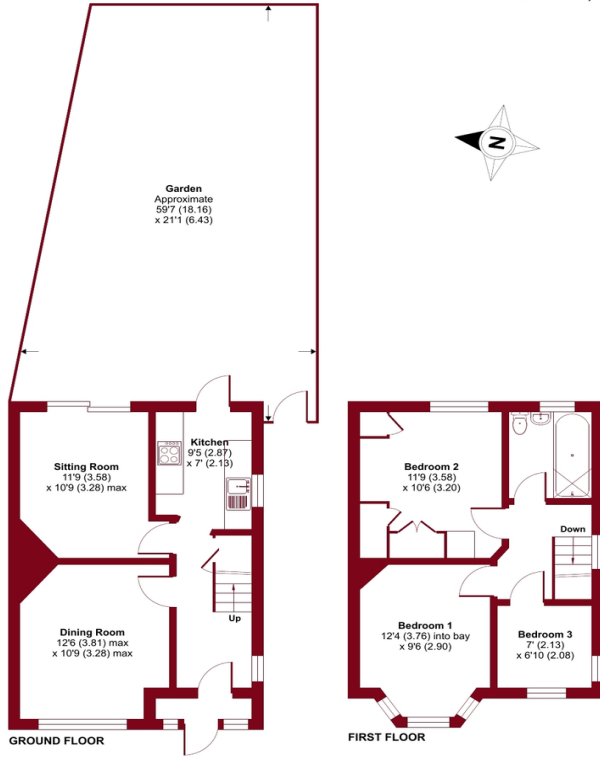


32 Duke Of Edinburgh Road, Sutton, SM1 3NZ | Guide Price £475,000 Freehold

Nestled on Duke of Edinburgh Road, this delightful 3-bedroom house offers the perfect accommodation for a family or couple. In good order throughout, the property boasts three bedrooms, two reception rooms, a family bathroom and a separate kitchen with access to the private rear garden. Additionally, the property is offered to the market with no onward chain. Situated on Duke of Edinburgh Road, this property enjoys a central location within walking distance of reputable local schools and convenient transport links.

Duke Of Edinburgh Road, Sutton, SM1

Approximate Area = 805 sq ft / 74.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Paul Graham. REF: 1001592

PORCH

ENTRANCE HALL

DINING ROOM 12' 6" x 10' 9" (3.81m x 3.28m)

SITTING ROOM 11' 9" x 10' 9" (3.58m x 3.28m)

KITCHEN 9' 5" x 7' 0" (2.87m x 2.13m)

GARDEN 59' 7" x 21' 1" (18.16m x 6.43m)

LANDING

BEDROOM 1 12' 4" x 9' 6" (3.76m x 2.9m)

BEDROOM 2 11' 9" x 10' 6" (3.58m x 3.2m)

BEDROOM 3 7' 0" x 6' 10" (2.13m x 2.08m)

BATHROOM

OFF ROAD PARKING

NO ONWARD CHAIN



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		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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