

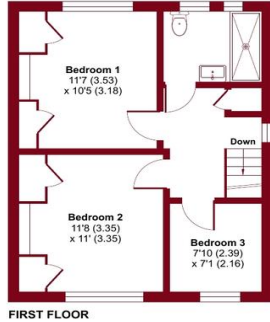
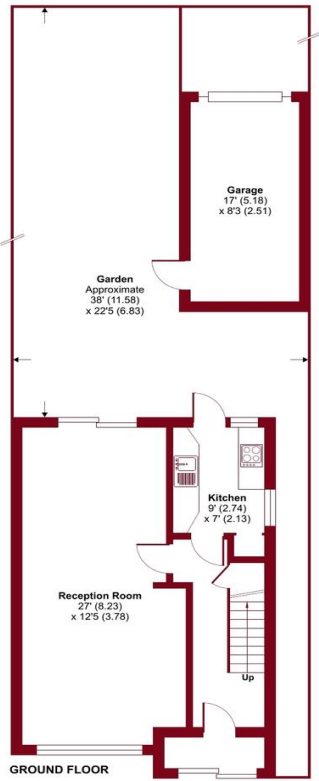


2 Deans Road, Sutton, SM1 1QP | **Guide Price £500,000 Freehold**

Nestled in a sought-after location, this charming 3-bedroom end-of-terrace house presents an exciting opportunity. Beyond its welcoming facade lies a spacious through lounge, perfect for both relaxation and entertainment. The galley kitchen seamlessly connects to a patioed rear garden. With three well-proportioned bedrooms and a bathroom, this home provides ample space for the family's needs. Additionally, the property boasts a garage to the rear, ensuring convenience and security for your vehicle, alongside off-road parking, currently fenced off. With the potential to extend, subject to obtaining planning permission, this property holds promise for further customization to suit your lifestyle preferences. Offered to the market with no onward chain!

Deans Road, Sutton, SM1

Approximate Area = 956 sq ft / 88.8 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 1098 sq ft / 101.9 sq m
 For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1120920



PORCH

ENTRANCE HALL

RECEPTION ROOM 27' 0" x 12' 5" (8.23m x 3.78m)

KITCHEN 9' 0" x 7' 0" (2.74m x 2.13m)

GARDEN 38' 0" x 22' 5" (11.58m x 6.83m)

GARAGE 17' 0" x 8' 3" (5.18m x 2.51m)

LANDING

BEDROOM 1 11' 7" x 10' 5" (3.53m x 3.18m)

BEDROOM 2 11' 8" x 11' 0" (3.56m x 3.35m)

BEDROOM 3 7' 10" x 7' 1" (2.39m x 2.16m)

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 | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 37 F | |
| 1-20 | G | | |

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