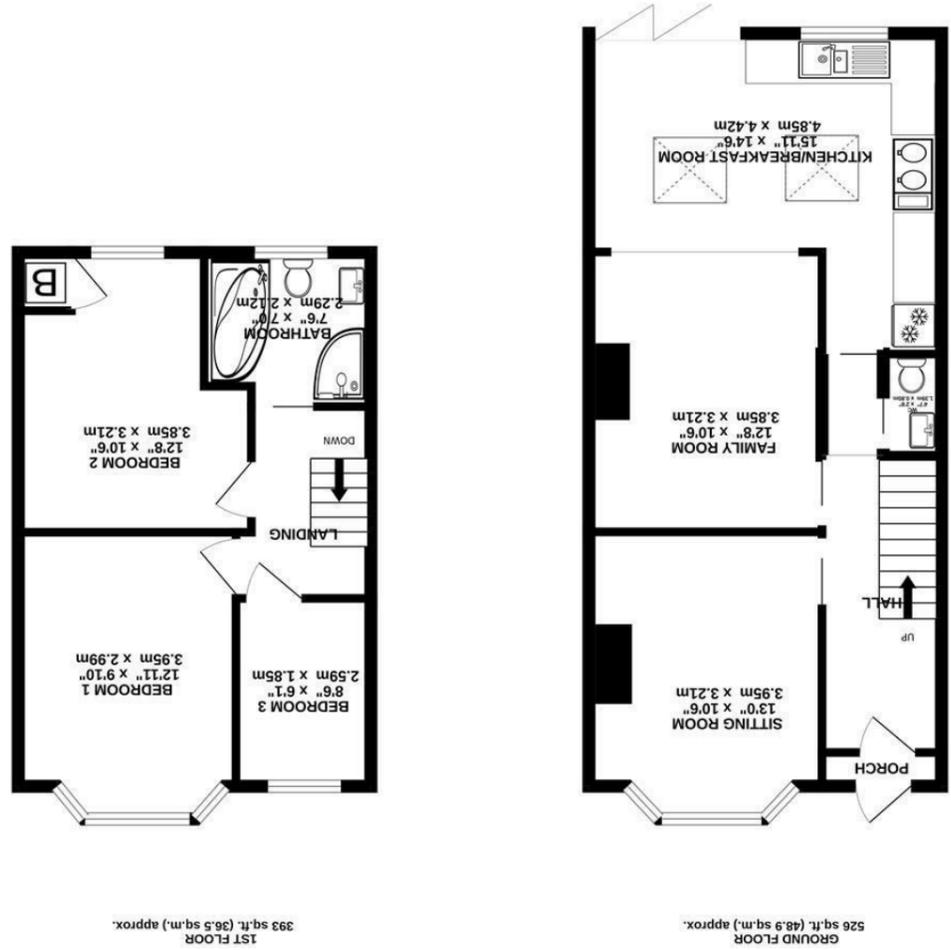


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on the information provided by the seller and no guarantee is given.
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SILVERMAN
BLACK
PROPERTY SPECIALISTS



49 Barrington Road, Sutton, London, SM3 9PR

£525,000



49 Barrington Road

Sutton, SM3 9PR

£525,000

Silverman Black is delighted to offer this extended and much improved three bedroom family home, located in a sought after residential street less than 5 minutes walk from Glenthorne High School. Benefiting from a substantial rear extension, the ground floor accommodation affords a downstairs WC, a good size, independent front reception room, with the larger rear reception now opening onto a spacious and well equipped kitchen/dining area - with bi-fold doors leading onto the rear terrace. The kitchen is fully equipped with a range style cooker, modern high-gloss units, ample work surfaces and several integrated/free-standing appliances. Upstairs, the property offers three good size bedrooms - two doubles and a single (currently used as a dressing room) - and a refitted, modern four piece bathroom suite incorporating a walk-in "wet-room" shower compartment. Other benefits include plantation shutters on all windows, gas/radiator central heating (with a refitted Vaillant combi boiler), double glazing and even remotely controlled shutters on the kitchen skylight windows! Externally, there is parking for at least one vehicle on a private hardstand outside the front door, with an easy maintenance back garden extending around 50 ft in length, which incorporates a generously proportioned detached garage with power & light. Located in the heart of West Sutton, local facilities include a Tesco Extra (0.3 miles), Sutton Common BR station (0.5 miles/12 minutes walk), Glenthorne High School (0.2 miles, 4 minutes walk), Greenshaw High School (1.3 miles), Abbey Primary (0.7 miles) and the St Helier Hospital (1.4 miles). Being sold vacant and with no onward chain, viewing of this exceptional family home is highly recommended - so call today to make an appointment.

- A substantially extended and improved three bedroom terraced house located in a quiet close only 5 minutes walk from Glenthorne High School
- Two generous reception areas with a bright kitchen/dining room addition to the rear and bi-fold doors to the back garden
- Two double bedrooms, one single room (currently used as a dressing room) and a refitted bathroom which includes a corner bath and a walk-in "wet room" shower
- Private off street parking for at least one vehicle to the front, c 50 ft easy maintenance rear garden which incorporates a generously proportioned single garage
- Well equipped kitchen facility with a range style cooker, high gloss storage units, ample work surfaces and other appliances
- Plantation style shutters to all windows, twin kitchen skylights with remote controlled shutters, gas/radiator heating with a replacement Vaillant combi boiler, double glazing, downstairs WC
- Being sold vacant and with no onward chain
- Freehold; Council Tax Band D; EPC rating C (73/88)
- 0.2 miles to Glenthorne High; 0.5 miles to Sutton Common BR station; 0.7 miles to Abbey Primary; 0.3 miles to Tesco; 1.3 miles to Greenshaw High; 1.4 miles to St Helier Hospital
- Viewing very highly recommended - so call today to book your appointment

