





162 Sutton Common Road

Sutton, SM1 3JQ

Offers Over £525,000

Silverman Black is delighted to offer this spacious three bedroom semi detached house, located on a popular street on the north side of Sutton town centre. The property does, in truth, need updating and modernisation, but is a perfect "blank canvass" for anyone looking to put their "stamp" on a new home. The house offers exceptional accommodation comprising an enclosed storm porch, a welcoming entrance hall, two generously proportioned reception rooms - the larger of which is at the rear of the house and affords access to the garden - and a good size "galley style" kitchen on the ground floor, with two double bedrooms, a spacious single bedroom, and a shower room with a separate WC located upstairs. The rear garden, which has an easterly aspect, comprises of a large raised patio area with steps down to a good size lawn and an "outsize" garage/workshop located at the back - with access from a private slip road from Fairlands or Ranfurly Roads. The property, which is still in it's original configuration, offers potential for extension both to the rear on the ground floor and/or into the loft - with one of the projects likely to be able to be done under "Permitted Development" regulations - although several neighbouring properties have had one or both additions done already. In terms of local facilities, Glenthorne High School is located only 200 yards away, All Saints (Benhilton) C of E Primary school is just over half a mile distant, Sutton Common BR station is 0.25 miles away (5 minutes walk), St Helier Hospital is 1.6 miles distant, whilst Greenshaw High School is 1 mile away (20 minutes walk). Viewing of this spacious property is highly recommended - so call today to book an appointment.



- Open Day - Saturday 11th February - call today to book your appointment to view
- A spacious three bedroom semi detached family home located on a popular residential street close to Sutton Common
- In need of some modernisation and updating - but a perfect "blank canvass" for anyone looking to put their own "stamp" on their new home
- Enclosed storm porch, entrance hall, two generous reception rooms and a galley kitchen on the ground floor
- Two double bedrooms, a single bedroom, WC and shower room upstairs
- Mature rear garden with an easterly aspect, outsize garage/workshop
- Ample potential for extension either under Permitted Development or STPP
- Full vacant possession
- 200 yds from Glenthorne High School, 0.5 miles from Benhilton All Saints & 1 mile from Greenshaw School; 0.25 miles from Sutton Common BR station & 1.6 miles to St Helier Hospital

