



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nchecom 2024. REF: 116520



**Ash Road, Sutton, SM3**

Approximate Area = 974 sq ft / 90.4 sq m  
 Garage = 141 sq ft / 13 sq m  
 Outbuilding = 59 sq ft / 5.4 sq m  
 Total = 1174 sq ft / 108.8 sq m

For identification only - Not to scale





# ASH ROAD, SUTTON SM3 9LA

# OFFERS IN THE REGION OF £600,000

WELCOME TO ASH ROAD, SUTTON - A CHARMING LOCATION FOR THIS DELIGHTFUL SEMI-DETACHED HOUSE! THIS PROPERTY BOASTS AN OPEN PLAN SPACIOUS RECEPTION/DINING, PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH YOUR LOVED ONES. WITH THREE COSY BEDROOMS, THERE IS PLENTY OF SPACE FOR THE WHOLE FAMILY TO UNWIND AND MAKE THEMSELVES AT HOME. THE PROPERTY FEATURES A WELL-APPOINTED BATHROOM, ENSURING CONVENIENCE AND COMFORT FOR ALL RESIDENTS.

THE GENEROUS LIVING SPACE PROVIDES AMPLE ROOM FOR YOUR FURNITURE AND PERSONAL TOUCHES, MAKING IT EASY TO CREATE A WARM AND INVITING ATMOSPHERE.

LOCATED IN SUTTON, THIS PROPERTY BENEFITS FROM ALL THE AMENITIES AND CONVENIENCES THE AREA HAS TO OFFER. FROM LOCAL SHOPS AND RESTAURANTS TO PARKS AND SCHOOLS, EVERYTHING YOU NEED IS WITHIN EASY REACH. WHETHER YOU ARE LOOKING TO SETTLE DOWN WITH YOUR FAMILY OR SIMPLY SEEKING A PEACEFUL RETREAT, THIS HOUSE ON ASH ROAD IS SURE TO TICK ALL THE BOXES.

DO NOT MISS OUT ON THE OPPORTUNITY TO MAKE THIS HOUSE YOUR HOME SWEET HOME. BOOK A VIEWING TODAY AND DISCOVER THE ENDLESS POSSIBILITIES THAT THIS PROPERTY HAS TO OFFER!

- POTENTIAL TO EXTEND (S.T.P.P)
- OPPORTUNITY TO CREATE YOUR DREAM HOME
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND E
- EPC RATING E

