



Clarence Road

Sutton, SM1 1RQ

Offers Over £415,000



A well presented two to three bedroom terrace house located in the heart of Sutton. The property comprises of two reception rooms, kitchen, bathroom, two bedrooms and an extra room upstairs. Furthermore there is a private garden to the rear of the property laid to patio. Close to local amenities and excellent transport links. Viewings are highly recommended.



BATHROOM 7'3" x 6'11" (2.2 x 2.1)

KITCHEN 7'10" x 6'11" (2.4 x 2.1)

DINING ROOM 11'2" x 10'6" (3.4 x 3.2)

RECEPTION ROOM 12'2" x 11'2" (3.7 x 3.4)

BEDROOM 12'2" x 11'2" (3.7 x 3.4)

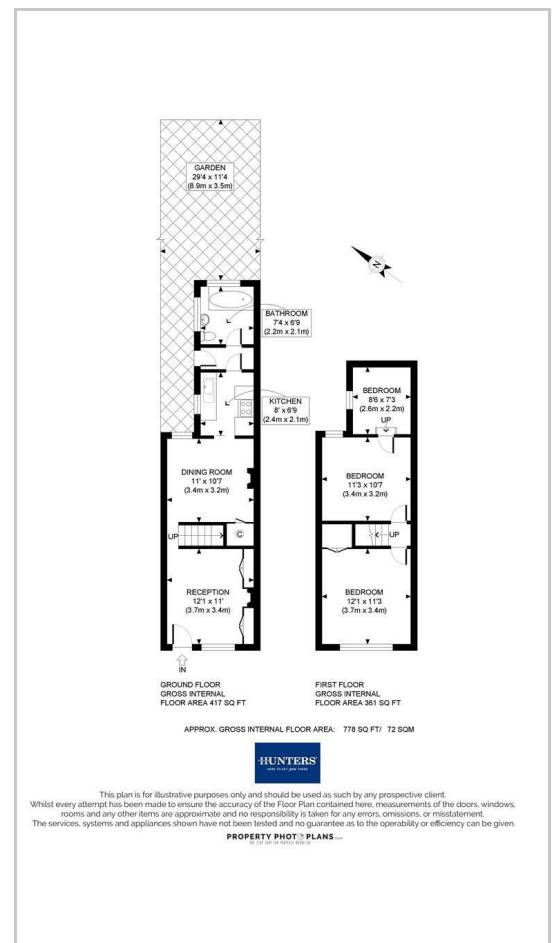
BEDROOM 11'2" x 10'6" (3.4 x 3.2)

BEDROOM 8'6" x 7'3" (2.59 x 2.21)

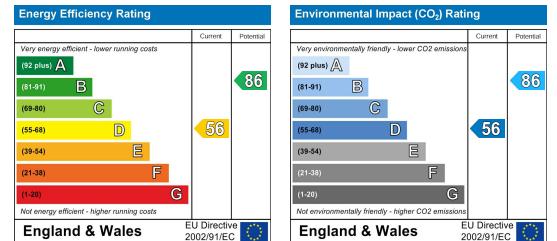
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.