



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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HERE TO GET *you* THERE

# Deans Road, Sutton

Guide Price £425,000



NO ONWARD CHAIN - GUIDE PRICE £425,00-£450,000. Hunters are delighted to offer this 2 bedroom detached house which presents an excellent opportunity for anyone looking for a detached residence at an affordable price. With two double bedrooms, it is perfect for small families, couples, or those seeking extra space.

The property is just a short distance from Sutton town centre, offering a wide range of shops, restaurants, and local amenities to suit everyday needs. The welcoming community atmosphere adds to the appeal, making this a truly desirable place to live.

For commuters, West Sutton station is only 0.7 miles away, providing direct access to London Blackfriars – ideal for professionals seeking suburban tranquillity while staying connected to the city.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



## KEY FEATURES

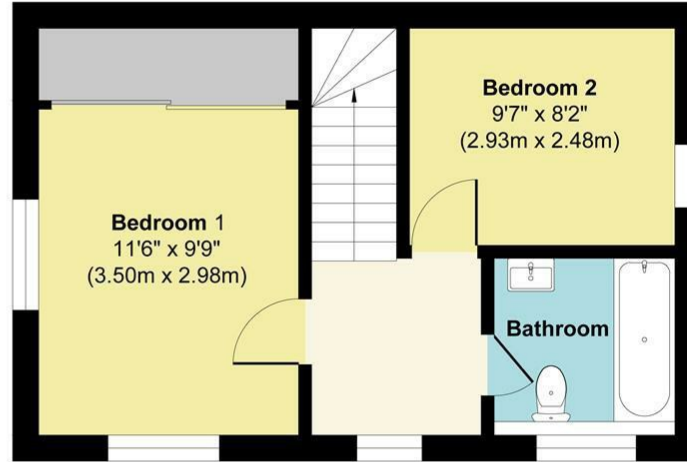
- GUIDE PRICE £425,000 - £450,000
- GAS CENTRAL HEATING
- SASH WINDOWS
- DOWNSTAIRS WC
- SPACIOUS KITCHEN DINER
- COURTYARD GARDEN
- LOFT SPACE FOR STORAGE
- NO ONWARD CHAIN







Ground Floor  
Approximate Floor Area  
364 sq. ft  
(33.81 sq.m)

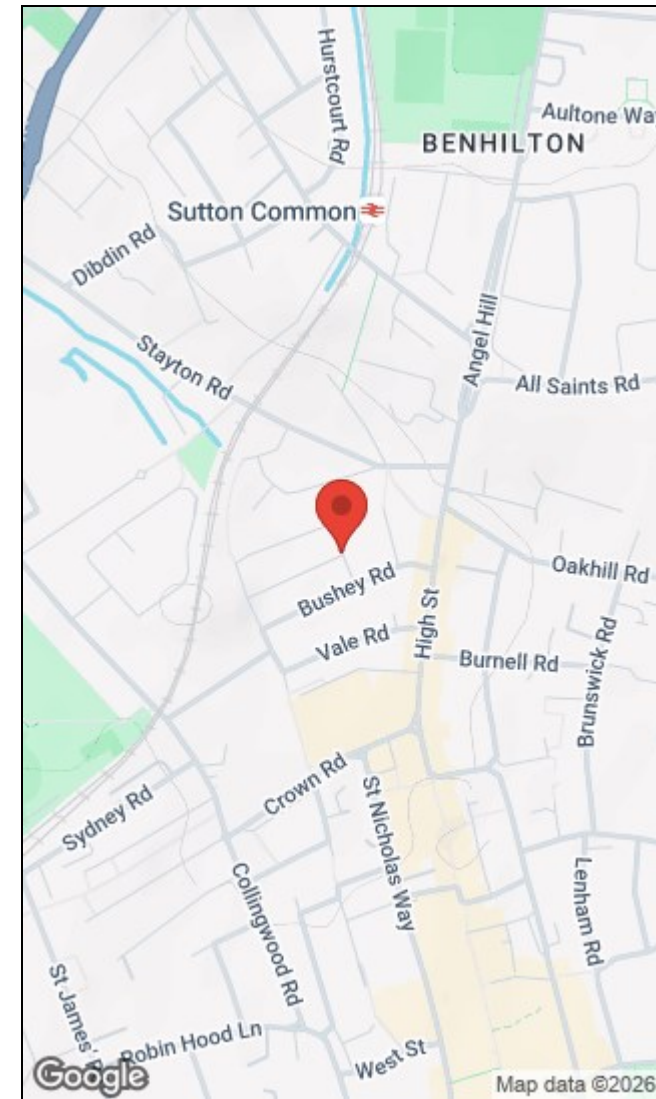


First Floor  
Approximate Floor Area  
364 sq. ft  
(33.81 sq.m)

**Approx. Gross Internal Floor Area 728 sq. ft / 67.62 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>83</b>		
	<b>62</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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