

Oakhill Road, Sutton, SM1
Offers in excess of: £525,000

Freehold

Council Tax Band: D / EPC Rating: D





Oakhill Road, Sutton

Offers in excess of: £525,000

This three bedroom semi-detached family home is located close to Sutton high street providing many amenities a short distance away, examples of these are Sainsburys and Asda supermarkets. Additionally, there is an array of restaurants and bars within close proximity, and the property is well positioned for a number of great schools, including Sutton Grammar, All Saints Benhilton and Manor Park Primary Academy. Providing spacious accommodation on both floors the house enables ample living space on all levels and offers the possibility for further scope to extend subject to planning permission. On the ground floor can be found a lounge, separate dining room, kitchen/utility and downstairs bathroom, upstairs are three good sized bedrooms and a family bathroom. To the rear is a well sized garden perfect for those looking for some outside space.



Entrance Hall

Double glazed door to side aspect, lighting, doors to:

Lounge

13'5" x 14'2" (4.1m x 4.32m)

Double glazed windows to front aspect, feature fireplace, picture rail, power points, TV point and radiator.

Dining Room

13'5" x 11'7" (4.1m x 3.53m)

Double glazed windows to rear aspect, radiator, coving and power points.

Kitchen

8'11" x 9'7" (2.72m x 2.92m)

Double glazed windows and door to side aspect, a range of base and eye level units, boiler to wall.

Utility Room

8'11" x 3'10" (2.72m x 1.17m)

Double glazed window to side aspect, wooden flooring, wooden panelling to walls, space under counter tops for white goods.





Bathroom

8'11" x 4'3" (2.72m x 1.3m)

Double glazed window to rear aspect, radiator, bath and sink both with mixer taps, part tiled walls, wooden flooring.

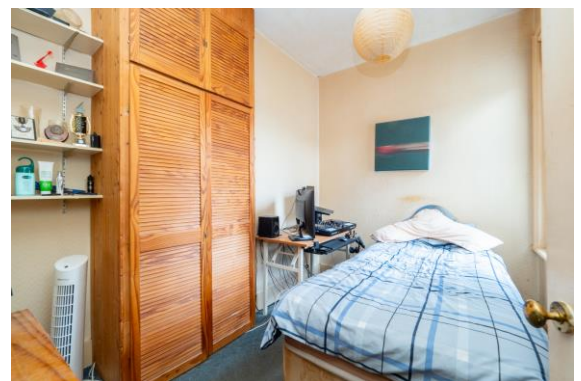
Landing

doors to:

Bedroom One

13'5" x 11'6" (4.1m x 3.5m)

Double glazed windows to front aspect, coving, fitted wardrobes, feature fireplace.





Bedroom Two

8'11" x 13'5" (2.72m x 4.1m)

Double glazed windows to rear aspect, radiator, power points.

Bedroom Three

9'9" x 8'3" (2.97m x 2.51m)

Double glazed windows to rear aspect, fitted wardrobes, power points.



Bathroom

4'6" x 6'11" (1.37m x 2.1m)

Double glazed windows to side aspect, shower cubicle, push button WC, fully tiled.





Outside

To The Front

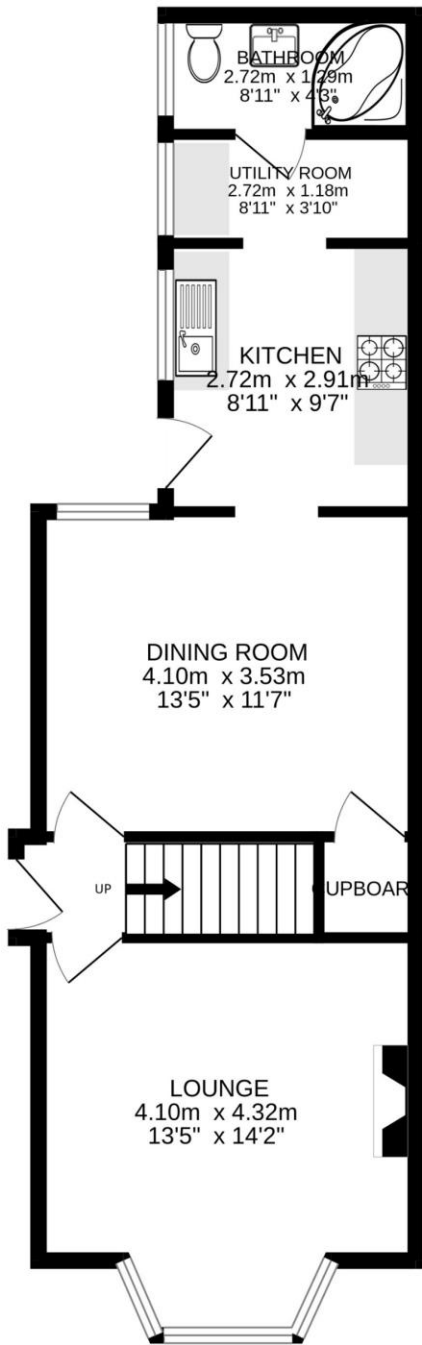
Off street parking for two cars, gated access to rear garden.

To The Rear

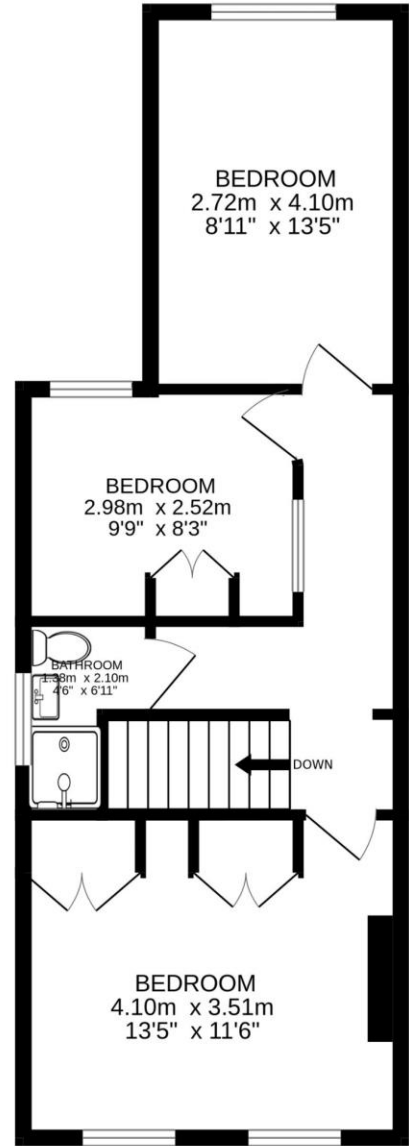
Paved patio, lawn area, flowerbeds, shed to rear, hedges.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...



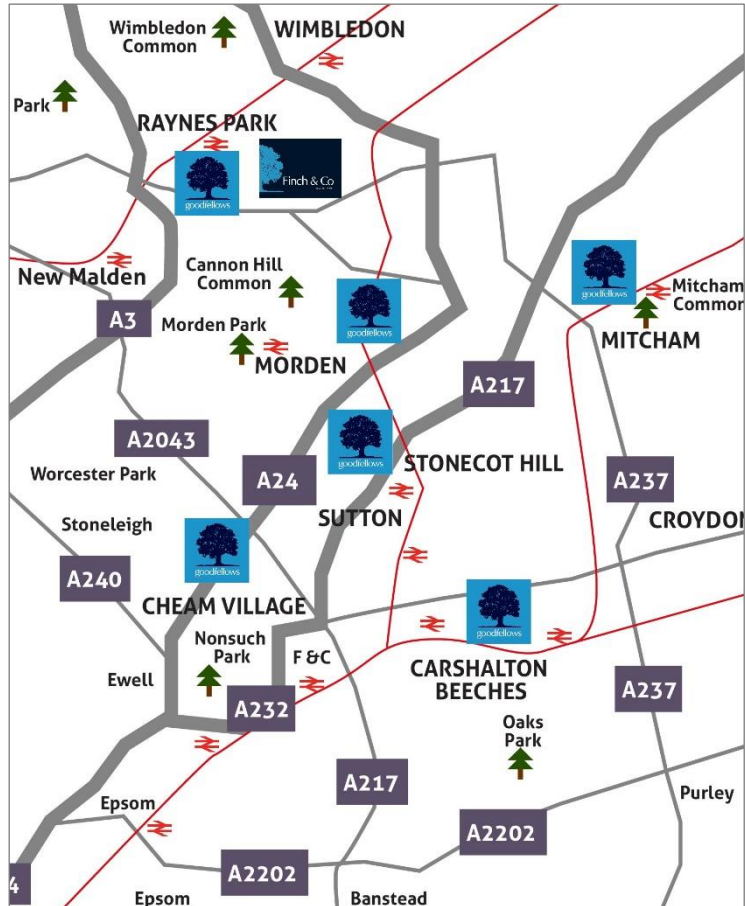
Ground floor
49.3 sq.m. (531 sq.ft.) approx.



1st floor
44.1 sq.m. (474 sq.ft.) approx.

TOTAL FLOOR AREA : 93.4 sq.m. (1005 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

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For full EPC please contact the branch