



Woodbury Drive, Sutton, SM2
Asking Price: £750,000

Freehold

Council Tax Band: F / EPC Rating: E





Woodbury Drive, Sutton

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This three bedroom link detached bungalow offers a rare opportunity for buyers looking for a property in a favoured South Sutton location with potential to improve, extend (subject to the usual permissions) and add value. The property sits on a wide plot and already offers spacious living accommodation. This includes a double aspect lounge, kitchen open to the dining room, separate utility room, bathroom with separate WC, and three good size bedrooms, two of which are double aspect. Outside, there is a generous block paved drive providing ample of street parking and access to the garage with double barn doors, power and light. To the rear is a great size private garden with the additional benefit of two workshop/storage units with power and light.

Located on a prestigious tree-lined road in South Sutton, the property is easily accessible to the high street shops and amenities found in central Sutton, as well as the local shops and restaurants found in Carshalton Beeches and Belmont. There is a choice of three stations within an approximately 1 mile radius, all providing direct links to central London, and the nearest hopper bus stop is just a short walk away in Chiltern Road.

The area is renowned for its excellent schooling, and the property is well placed for a number of primary, secondary and grammar schools including Seaton House, Harris Academy and Devonshire Primary School.



Entrance Hall

Part glazed front door and side light, cloak cupboard, cupboard housing water tank, storage cupboard, access to loft storage.

Lounge

11'10" x 15'10" (3.6m x 4.83m)

French doors and windows to rear aspect, double glazed window to the front aspect.

Dining Room

10'2" x 10'3" (3.1m x 3.12m)

Double glazed window to the rear aspect, open to:

Kitchen

16'1" x 11'10" (4.9m x 3.6m)

Window to the side aspect, door to garden, range of wall and base units with tiled worktops, tiled splash back, built-in cupboard, space for appliances, floor standing Potterton boiler.

Utility Room

5'11" x 6'4" (1.8m x 1.93m)

Obscure window to the side aspect, space for appliances.





Bedroom One

12'6" x 11'11" (3.8m x 3.63m)

Double glazed windows to the front and side aspects, coved ceiling.

Bedroom Two

9'3" x 13'10" (2.82m x 4.22m)

Double glazed window to the front aspect, window to the side aspect,.



Bedroom Three

9'10" x 7'4" (3m x 2.24m)

Double glazed window to the side aspect.





Bathroom

5'11" x 5'11" (1.8m x 1.8m)

Obscure window with secondary glazing to the side aspect, panel enclosed bath, pedestal hand basin.

WC

Obscure window to the side aspect, WC.





Outside

To The Front

Block paved drive providing off street parking and access to garage, gated side access, lawn with mature flower and shrub borders.

Garage

9'3" x 15'10" (2.82m x 4.83m)

Power and light, gas and electric meters.

To The Rear

Lawn, brick built pond, workshop, storage unit, garden shed and greenhouse.

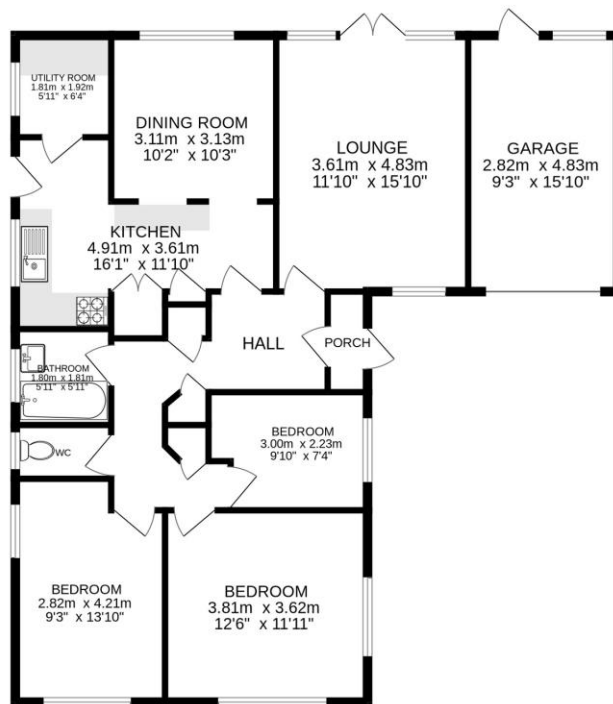
Workshop

9'1" x 15'2" (2.77m x 4.62m)

Power and light.

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

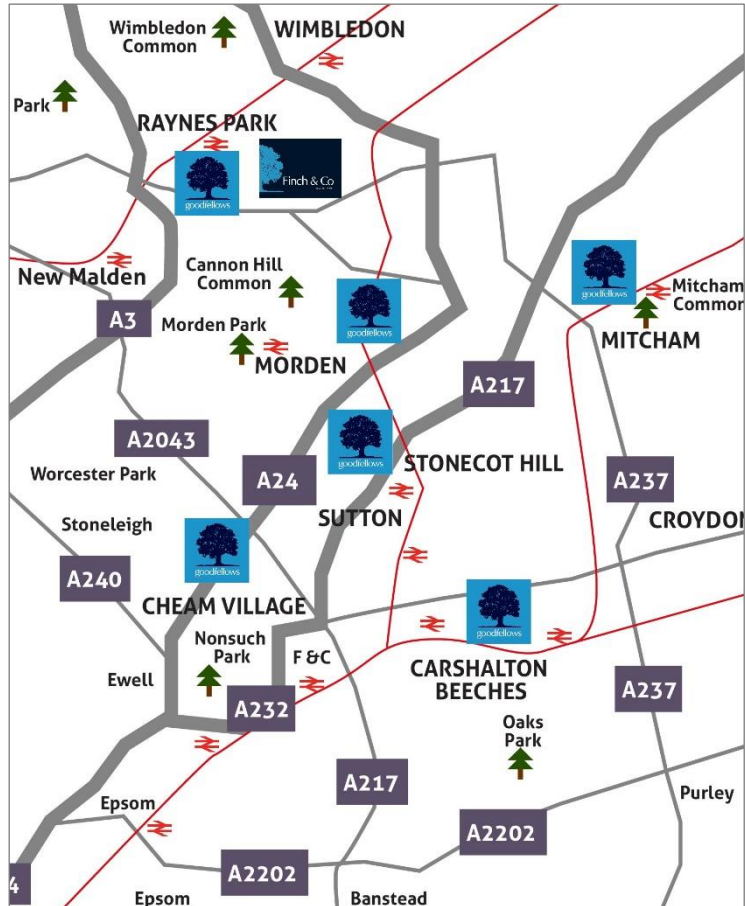
Your View...



Ground floor
138.2 sq.m. (1488 sq.ft.) approx.

TOTAL FLOOR AREA : 138.2 sq.m. (1488 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

Goodfellows - Carshalton Beeches

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For full EPC please contact the branch