

3 Bed Semi-Detached In Thicket Road , Sutton, SM1 4PR

£650,000



SHORT DESCRIPTION

Property Ref: 14813 3-Bedroom Semi-Detached Home with Huge Potential + Large Side Plot Key Features: Development Opportunity: Substantial side plot with potential for a 2-bedroom new build (STPP). Off-Street Parking: Space for up to 6 vehicles.

South/West Facing Garden: Enjoy plenty of natural sunlight. Excellent Location: Within catchment of top-rated schools. Fantastic Transport Links: 10-minute walk to mainline train stations. 1-minute walk to local bus stops. Convenient Amenities: 5-minute walk to town centre. 2-minute walk to Tesco Local and other shops and amenities. This property offers superb potential for investors, developers, or families looking to expand. Viewing highly recommended! Property Type: Semi-detached Full selling price: £650000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: D EPC rating: D Measurement:688.89 sq.ft. Outside Space: Rear Garden, Patio Parking: Driveway Heating Type: Double Glazing Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

3

Bed Room(s)

1

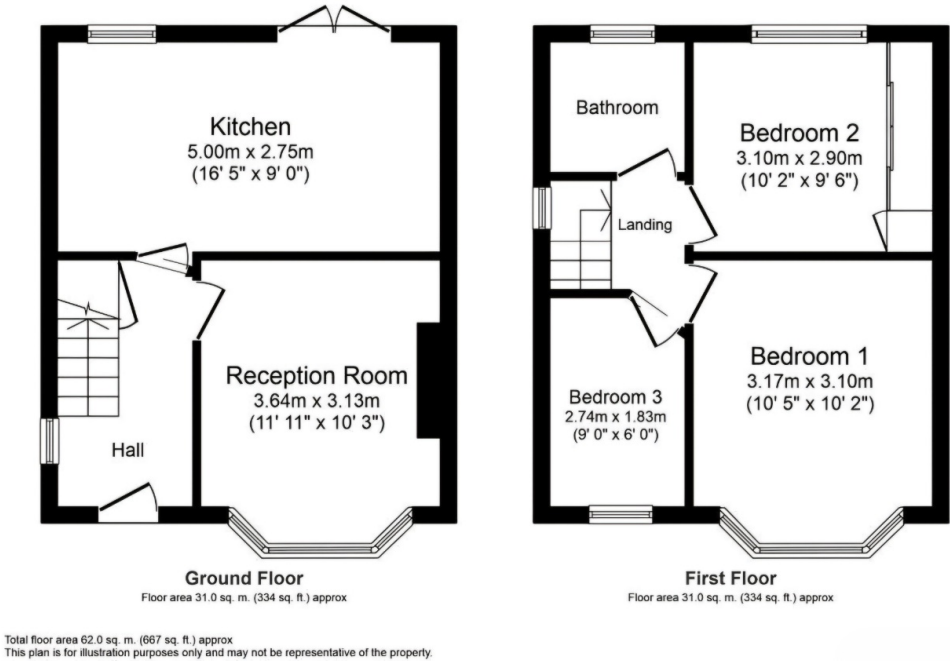
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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