

Lounge



Kitchen



Rear Garden

### **The Property:**

Homecare Estates is delighted to present to the market, for the first time in 45 years, this lovely three-bedroom terraced house which has been extended to the rear. Built in 1933, it is set in a popular residential area with local parks, primary and secondary schools, and transport links all close by. Further benefits are gas fired central heating, double glazing, own drive with parking for two cars and a well-maintained rear garden with mature shrubs and paved patio area. The property comprises of, briefly; three bedrooms, spacious lounge, dining area, breakfast room, kitchen, utility area, downstairs cloakroom, and family bathroom.

### **The Area**

Situated in the very popular London Borough of Sutton, Sutton town centre (0.9 miles away) has a busy and thriving High Street with major retailers including Marks & Spencer, Asda and Sainsburys supermarkets, cafés and fashion shops, a large Library and Sutton College Adult Education. There is also a local Tesco Express for convenience, 0.4 miles away.

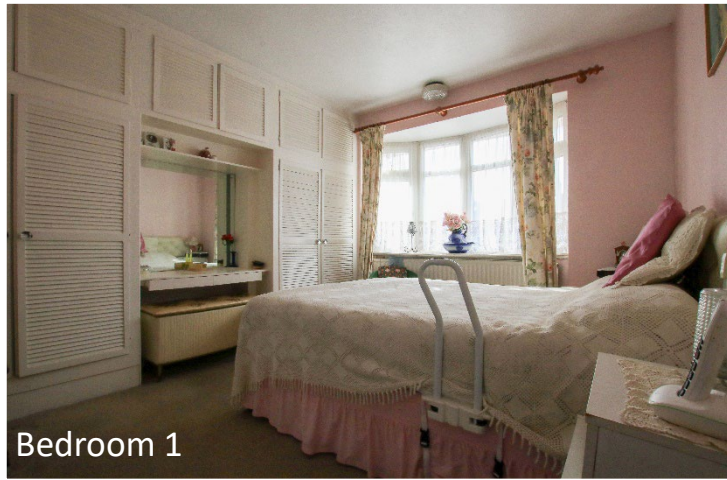
### **Schools**

Locally there are primary schools rated Good by Ofsted, All Saints Benhilton C. of E. Primary School 0.4 miles. Abbey Primary School 0.8 miles, and award-winning Muschamp Primary School, 1.5 miles. Greenshaw High School and Sixth Form is 1.0 mile and rated Good, Sutton Grammar Boys School is 1.1 miles and also rated Good.

### **Amenities**

Just 0.5 miles from Rosehill Recreation Grounds with open fields, public tennis courts and access to Sutton Sports Village with Trampoline and Play Park, close by is the David Weir Leisure Centre in St Helier Open Space (1.4 miles)

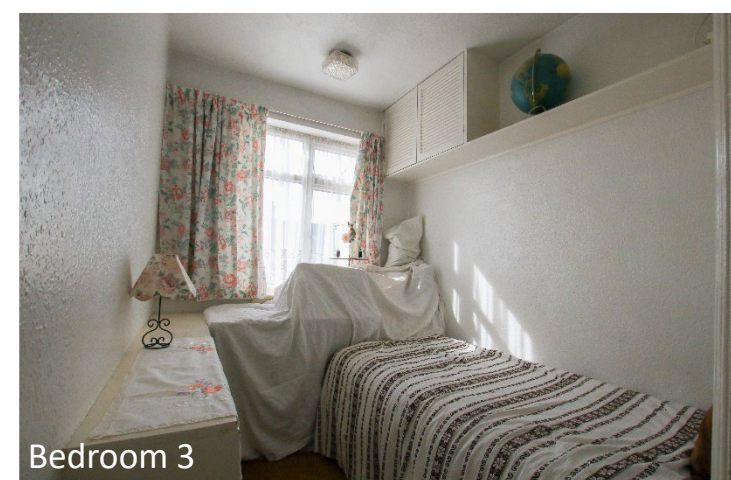
The property is located a short walk (0.2 miles) from Sutton Common Train Station with bus and rail links to Sutton for Thameslink and Southern services to London Bridge.



Bedroom 1



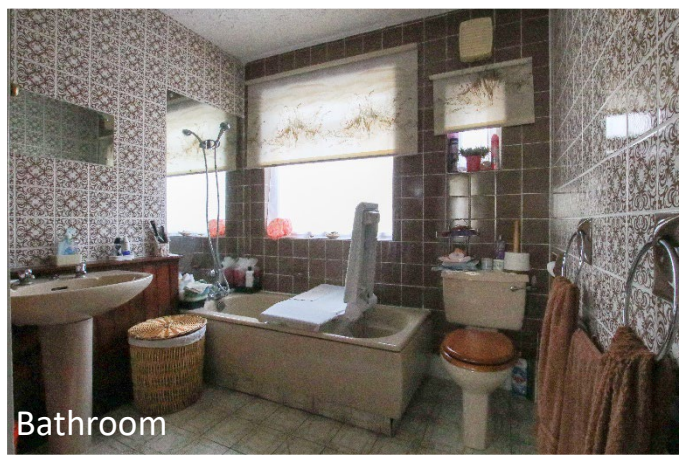
Bedroom 2



Bedroom 3



Breakfast Room



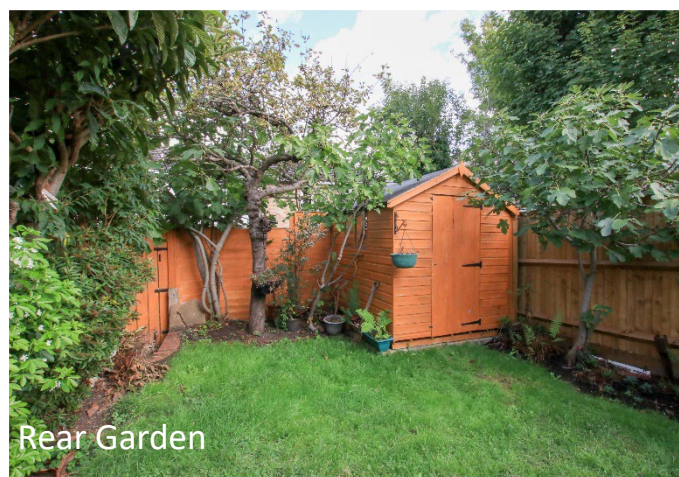
Bathroom



Downstairs Cloakroom



Dining Area



Rear Garden



Rear Aspect/Garden

## Accommodation

**Entrance Hall:** 15' 1" x 5' 10" (4.60m x 1.78m)

**Downstairs Cloakroom:** 5' 7" x 3' 7" (1.70m x 1.09m)

**Reception Room:** 26'0" x 12' 1" (7.93m x 3.68m)

**Dining Room:** 17' 7" x 10' 1" (5.37m x 3.08m)

**Kitchen:** 8' 1" x 6' 9" (2.46m x 2.07m)

**First Floor Landing:** 7' 10" x 6' 9" (2.39m x 2.06m)

**Bedroom 1:** 13' 2" x 11' 7" into wardrobes (4.01m x 3.53m)

**Bedroom 2:** 11' 6" x 10' 2" into wardrobes (3.51m x 3.10m)

**Bedroom 3:** 8' 0" x 6' 6" (2.45m x 1.97m)

**Bathroom:** 7' 9" x 6' 8" (2.36m x 2.03m)

**Rear Garden:** 44' 5" x 19' 3" (13.54m x 5.87m)

**Drive:** Off street parking for two cars.

### General Information:

Tenure: Freehold

Council Tax Band: Band D (£1,933.12 - 2022/23)

London Borough of Sutton Council

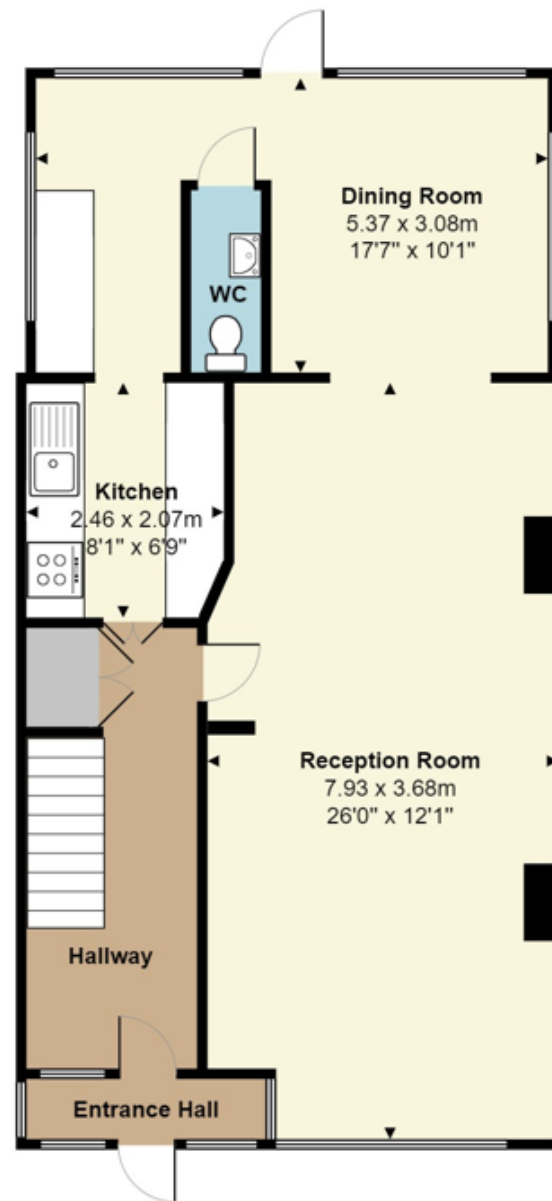
Energy Efficiency Rating

Current E 52

Potential B 85

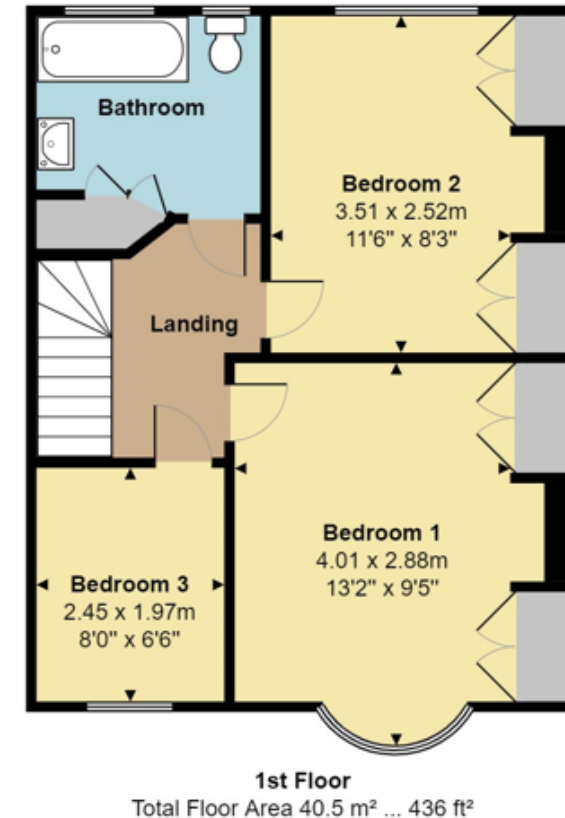
**Area/Size:** 1,109 square feet (103 square meters) This information has been supplied from the Energy Performance Certificate.

*Disclaimer - Homecare Estates strives to produce accurate information. However, this is intended to be used as guidance only. Purchasers are advised to instruct the correct professionals for independent advice on the subject property.*



Lymescote Gardens, Sutton, SM1

Total Floor Area: 103.0 m<sup>2</sup> ... 1109 ft<sup>2</sup>



# Selling & Letting Property Since 1991



# How To Make an Offer

Please use the following guidelines:

1. Email your offer to: **info@homecareestates.co.uk**
2. State the amount you wish to offer
3. State what timescale you wish purchase the property
4. Confirm your position, for instance whether you are a First Time Buyer, Cash Buyer, if you have a property to sell etc.
5. If you require a mortgage, please state how much deposit you intend putting down
6. Please confirm if you have already been approved for a mortgage in principle
7. Please state your full name/s

Once we receive your offer, we will acknowledge it and get back to you as soon as possible to let you know if it is acceptable.

## Homecare Estates

