



CHRISTIES



SUTTON

This three bedroom semi-detached family home is offered in exceptional order throughout. Features to note include, block paved off street parking, guest cloakroom, summer house/office, refitted kitchen with Quartz worktops and splash back, double glazed throughout.

69, NORMAN ROAD, SUTTON, SM1 2TB MONTHLY RENTAL OF £1,950

Hallway comprising wood flooring, radiator, under stairs storage cupboard, staircase to first floor

Guest cloakroom with low level wc, wash hand basin set in a vanity unit, side aspect double glazed window, fitted units and radiator

Living room with wood flooring, double glazed front aspect bay, radiators and tiled feature fireplace

Kitchen and dining area with wood flooring, double glazed bi-fold doors to garden, feature fireplace, picture rail, double glazed door to garden, integrated oven and hob, extractor fan and quartz worktops and splash back



First floor landing offering double glazed window and loft access

Bedroom one with double glazed rear aspect window, radiator, feature fireplace and picture rail

Bedroom two with front aspect double glazed window, fitted wardrobes and radiator

Bedroom three with rear aspect double glazed window and radiator

Bathroom with tiled floor and walls, two double glazed side aspect windows, heated towel rail, low level wc, panelled bath with separate shower over, wash hand basin set in a vanity unit and tiled floor and walls

Rear garden with side access, decking, laid to lawn, summer house/office with electricity, double glazed windows and laminate wood flooring





GROUND FLOOR

HALLWAY - 10' 11" x 8' 8"
LOUNGE - 14' 3" x 11' 1"
GUEST CLOAKROOM - 8' 5" x 5' 1"
KITCHEN - 20' 2" x 14' 7"

FIRST FLOOR

BEDROOM 1 - 14' x 10' 4"
BEDROOM 2 - 12' 1" x 9' 8"
BEDROOM 3 - 10' 7" x 9'
FAMILY BATHROOM - 9' x 5' 11"

OUTSIDE

REAR GARDEN - 66' x 24'

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. These particulars are for guidance only and do not constitute part of an offer or contract. They should not be relied upon as a statement or representation of fact and all measurements given are approximate only. Purchasers should verify all matters concerning planning consents, building regulations and extension potential to their own satisfaction. Neither Christies nor their employees are able to confirm the structural condition of the property or that services, appliances, equipment or other facilities are available and in working order and no guarantee as to their operability or efficiency can be given. Purchasers are strongly advised to arrange their own survey. Please ask for clarification on any point that may concern you, especially if travelling some distance to view the property.

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