



## Vale Road, Sutton, SM1

Three Bedroom Terraced Family Home | Open Plan Reception/kitchen | Modern | Family Bathroom  
Potential to Extend STPP | Close to Sutton High St | GCH | Double Glazed

**Asking Price: £425,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **Vale Road, Sutton, SM1**

A three bedroom terraced family home finished to a modern and contemporary look. The ground floor offers an open plan style reception room with kitchen/diner. The First floor offers three good sized bedrooms with potential to extend into the loft STPP. Early viewings highly recommended. The property is located close to Sutton High St and surrounded by excellent transport links.

**Not Available**

## **ENERGY PERFORMANCE RATING**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **OPENING HOURS**

Monday - Friday: 8:30am - 6:30pm

Saturday: 10am - 4pm

Sunday: Closed

### **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.