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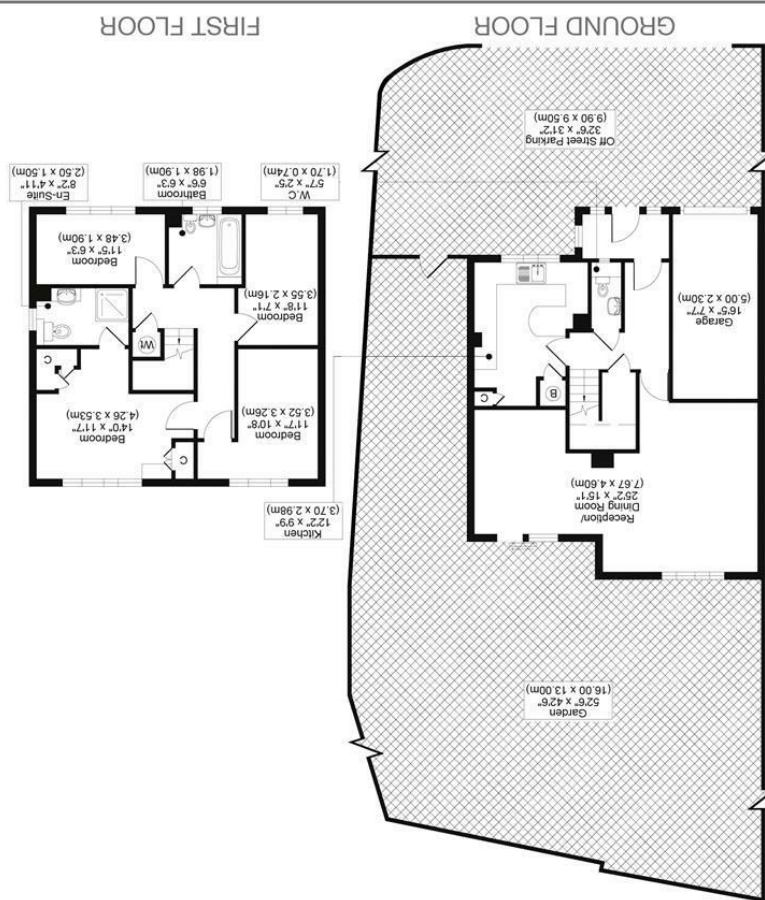
RICS

The Property Ombudsman

CHRISTIES

optica  
 optimedia.co.uk

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1302 SQ.FT (121 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1178 SQ.FT (109 SQ.M)

ALBION ROAD, SM2



CHRISTIES



NESTLED ON THE CHARMING ALBION ROAD AND LOCATED JUST 0.6 MILES FROM SUTTON RAIL STATION OFFERING BOTH SOUTHERN AND THAMESLINK SERVICES INTO LONDON VICTORIA, LONDON BRIDGE AND ST. PANCRAS INTERNATIONAL, YOU WILL FIND THIS SEMI-DETACHED HOUSE THAT OFFERS A FANTASTIC OPPORTUNITY FOR THOSE SEEKING A SPACIOUS PROPERTY WITH GREAT POTENTIAL. BOASTING FOUR BEDROOMS, THIS HOME PROVIDES AMPLE SPACE FOR A GROWING FAMILY OR THOSE IN NEED OF EXTRA ROOM.

WHILE THE PROPERTY NEEDS SOME WORK, THIS PRESENTS AN EXCITING OPPORTUNITY FOR THE NEW OWNERS TO PUT THEIR STAMP ON THE HOUSE AND CREATE A SPACE THAT TRULY REFLECTS THEIR STYLE AND PREFERENCES. WITH A BIT OF VISION AND EFFORT, THIS PROPERTY HAS THE POTENTIAL TO BE TRANSFORMED INTO A STUNNING AND COMFORTABLE HOME.

THE PROPERTY IS ALSO SUPERBLY LOCATED FOR THE HOST OF AMENITIES THAT SUTTON HAS TO OFFER INCLUDING, SHOPS, RESTAURANTS, LEISURE FACILITIES & SCHOOLS.

DON'T MISS OUT ON THE CHANCE TO OWN A PROPERTY WITH SUCH GREAT POTENTIAL IN A DESIRABLE LOCATION LIKE ALBION ROAD. BOOK A VIEWING TODAY AND START ENVISIONING THE POSSIBILITIES THAT THIS HOUSE HOLDS FOR YOU AND YOUR FAMILY.

- MASTER ENSUITE
- HUGE POTENTIAL TO EXTEND (S.T.P.P)
- SOUGHT AFTER LOCATION
- LARGE DRIVEWAY
- EPC RATING D
- COUNCIL TAX BAND F

