



**HAROLD ROAD,** SUTTON, SURREY, SM1

**£375,000**

FREEHOLD

**Winkworth**





## HAROLD ROAD

SUTTON, SURREY, SM1

**A THREE BEDROOM MID  
TERRACE HOUSE,  
REQUIRING SOME  
MODERNISATION.**

This Victorian Cottage is located in a quiet cul-de-sac, being within walking distance of both Sutton/Carshalton main line stations and town centre. Bus routes which take you to Morden underground, Croydon Town Centre, local coffee shops, convenience stores, popular local schools and all amenities are easily accessible.





## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Entrance Lobby
- Living Room - 13'3" x 10' 7" (4.04m x 3.23m)
- Dining Room - 13'3" x 10' 4" (4.04m x 3.16m)
- Kitchen - 10'1" x 7'1" (3.07m x 2.16m)
- Bathroom
- Bedroom 1 - 13'4" x 10'7" (4.07m x 3.23m)
- Bedroom 2 - 13'5" x 10'6" (4.09m x 3.21m)
- Bedroom 3 - 10'4" x 7'9" (3.15m x 2.16m)
- Garden - 30' (9.14m)

### THE PROPERTY

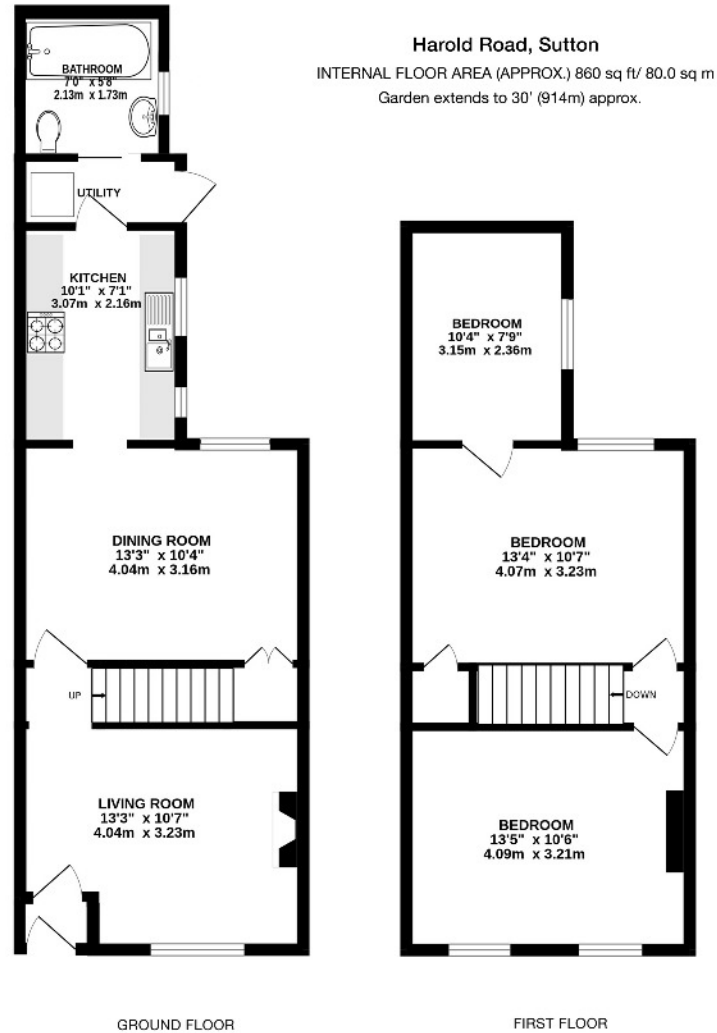
The ground floor comprises; entrance lobby, front living room, separate dining room, kitchen, rear lobby giving access to the rear garden, and a downstairs bathroom.

On the first floor there is a rear aspect double bedroom with a connecting single bedroom and a front aspect double bedroom.

Outside there is a walled frontage and a manageable rear garden which measures approximately 30 feet in length with raised borders.


An internal viewing at your earliest convenience is recommended.





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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Made with Moleapix © 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## Banstead office

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See things differently.