

**OAKHILL ROAD, SUTTON, SM1**  
**£400,000 FREEHOLD**

**AN END OF TERRACE PROPERTY SITUATED CLOSE TO SUTTON TOWN CENTRE OFFERING SCOPE AND POTENTIAL (STPP) FEATURING OFF STREET PARKING AND A 50FT APPROX. REAR GARDEN**

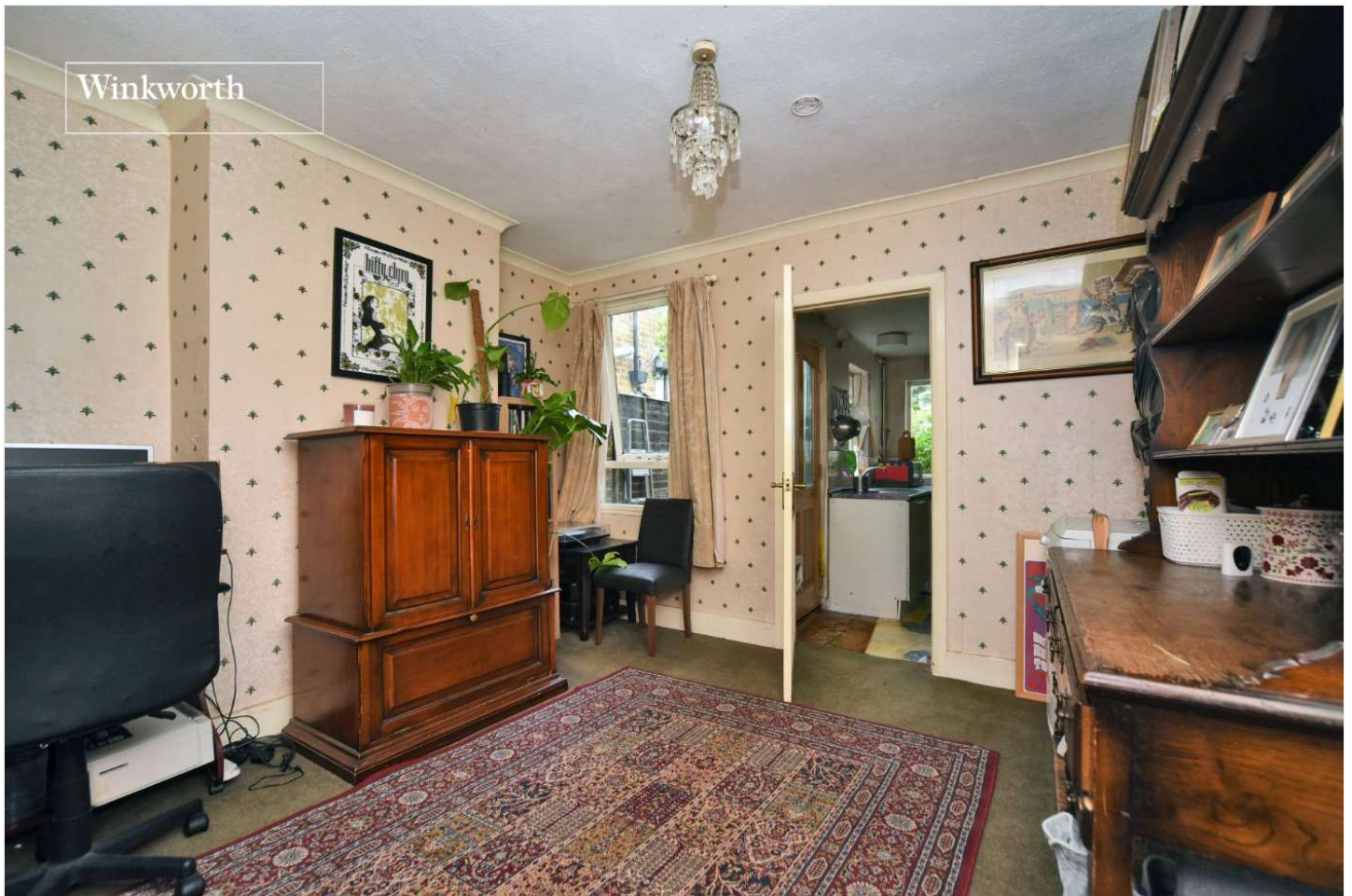
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## AT A GLANCE

- End of Terrace Property
- 2 Double Bedrooms
- Living Room
- Dining Room
- Kitchen
- En-Suite Bathroom
- Garden approx. 50ft
- Close to Several Well-Regarded Schools
- Easy Reach of Sutton Town Centre
- EPC Rating E
- Council Tax Band

## DESCRIPTION

A superb opportunity to purchase this end-of-terrace period property offering scope for extension and improvement (stpp), situated in an ultra-convenient location, close to Sutton town centre and three train stations; Sutton Common, West Sutton and Sutton, all of which provide fast and frequent services to Central London.

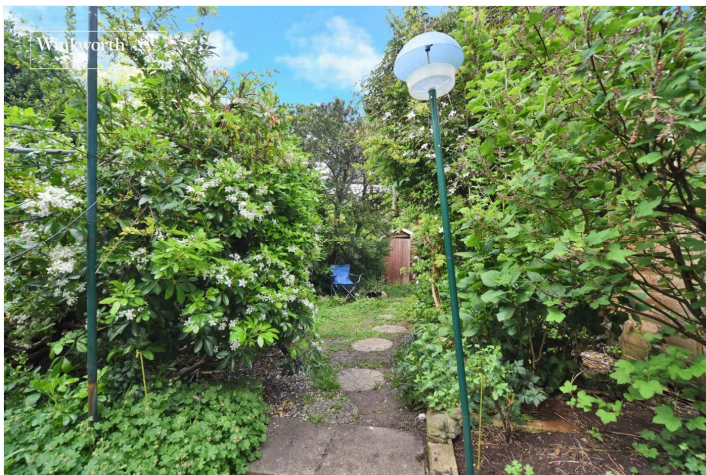
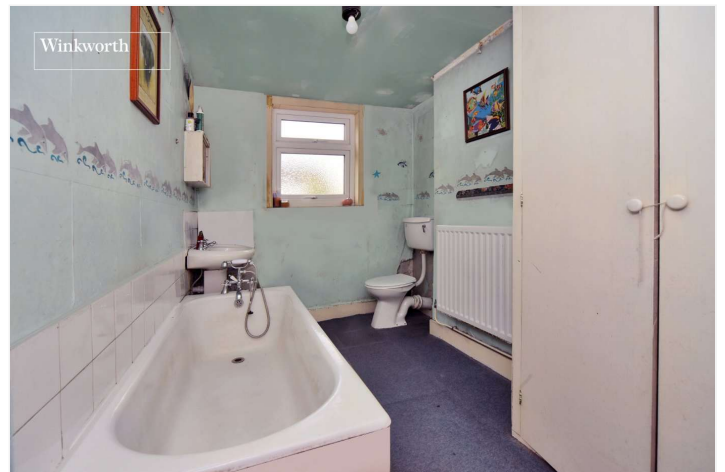
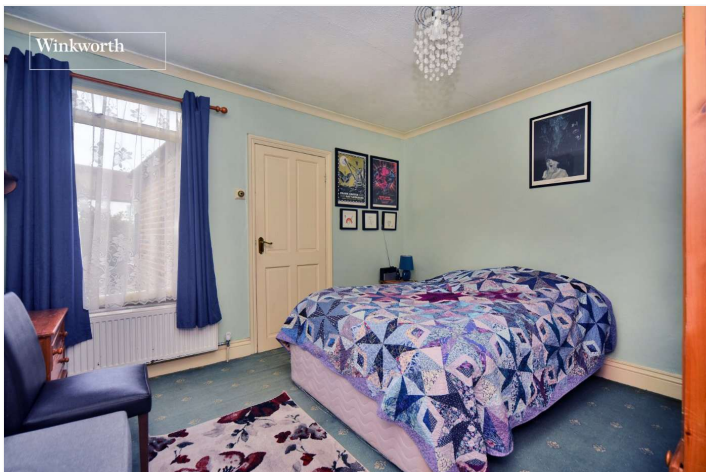
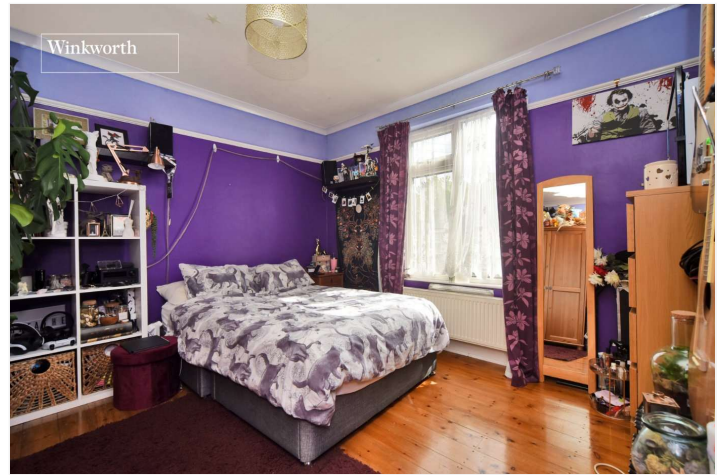
The accommodation comprises two well-proportioned reception rooms, a galley kitchen, utility/storage cupboard, two good-sized double bedrooms and an en-suite family bathroom/WC.

Externally, the 50ft approx. rear garden has lots of mature trees and shrubs and is high fence enclosed for privacy. To the front, there is off street parking.

Locally, Sutton high street offers an array of amenities including shops, supermarkets, restaurants and a variety of bus routes towards Kingston, Morden and Heathrow. Families will benefit from well-regarded education in the area, including grammar schools. Nearby schools include All Saints Benhilton CofE Primary School, Manor Park Primary Academy and Robin Hood Junior School.

No onward chain.





## ACCOMMODATION

**Living Room** - 12' x 11'8" max (3.66m x 3.56m max)

**Dining Room** - 12' x 10'10" max (3.66m x 3.3m max)

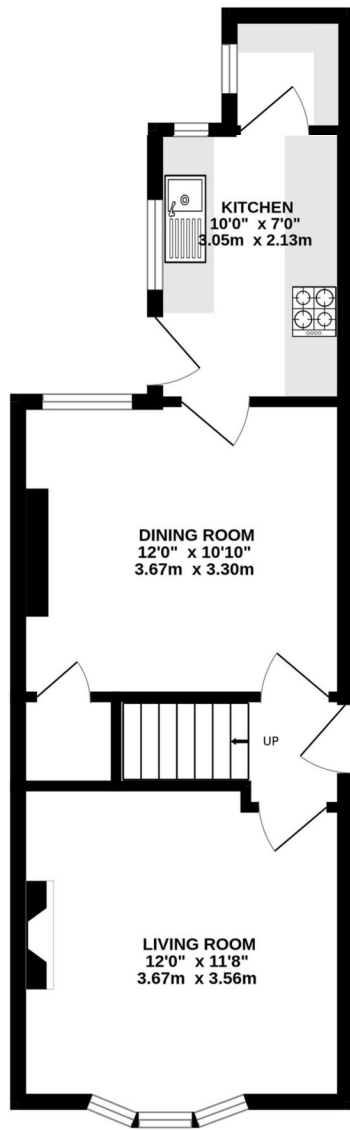
**Kitchen** - 10' x 7' max (3.05m x 2.13m max)

**Bedroom** - 12' x 11'7" max (3.66m x 3.53m max)

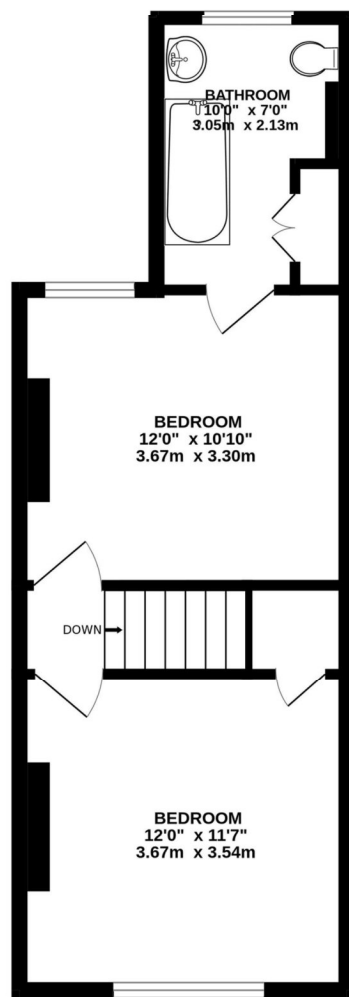
**Bedroom** - 12' x 10'10" max (3.66m x 3.3m max)

**En-Suite Bathroom** - 10' x 7' max (3.05m x 2.13m max)

**Garden** - Approx. 50ft



GROUND FLOOR



FIRST FLOOR

**Oakhill Road, Sutton SM1 3AA**

INTERNAL FLOOR AREA (APPROX.) 775 sq ft/ 72.0 sq m

Garden extends to 50' (15.24m) approx.

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 mis-statement. Made with Metropix © 2025.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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