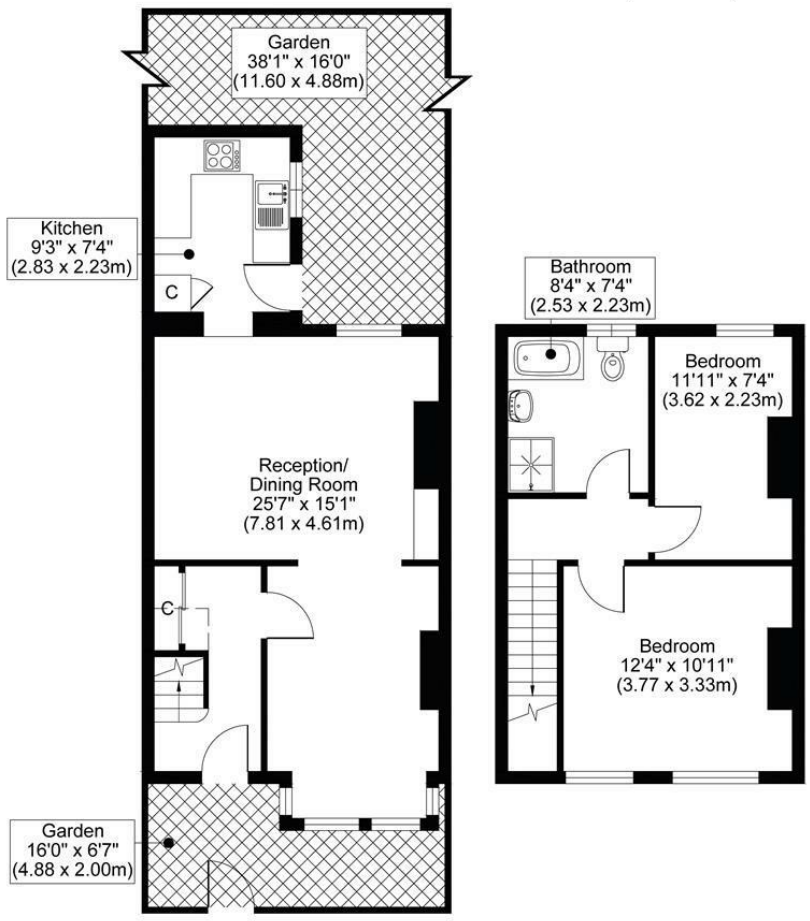


VALE ROAD, SM1

TOTAL APPROX FLOOR PLAN AREA 794 SQ.FT (74 SQ.M)




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.

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# Vale Road, Sutton SM1 1QH

## Offers In The Region Of £425,000

Located in the heart of Sutton, this mid-terrace house on Vale Road presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed layout includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is its fantastic location. Situated just a stone's throw from Sutton High Street, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. This vibrant area is perfect for those who appreciate the convenience of urban living while still enjoying the comforts of a residential neighbourhood.

Additionally, the property is sold chain free, making the buying process smoother and more straightforward. Whether you are looking to make this your new home or seeking a promising investment opportunity, this delightful house on Vale Road is not to be missed. Embrace the chance to live in a prime location with all the benefits that Sutton has to offer.

- No Onward Chain
- Located closely to Sutton High Street
- Fantastic opportunity for first time buyers or developers
- Council Tax Band D
- EPC Rating D













