



Cedar Road

Sutton, SM2 5DJ

Offers in excess of £850,000


The local agent
thelocalagent.co.uk



43 Cedar Road, Sutton, Surrey, SM2 5DJ

Offers in excess of £850,000

The Local Agent is delighted to offer this substantial Victorian semi detached house located only a short walk from Sutton train station offering great links into central London, ideal for the commuter.

The house was built around 1881 and loved for the last 30 years as a family home by the current owners, retaining some of the original character and features which even includes a basement (used as workshop).

Ideal as a family house with 2142 sq ft of accommodation, comprising of five bedrooms and two bathrooms. There is an impressive 23ft open plan kitchen/diner with utility room, a spacious hallway and two separate reception rooms. Outside there is a good size rear garden with side access and off street parking for 3 cars to

Property Features

Built Around 1881

Victorian Character

2142 Sq Ft Of Accommodation

Five Bedrooms

Two Receptions

Two Bathrooms

Open Plan Kitchen/Diner

Utility Room & Basement

Large Garden

Close To Trains & High Street

Council Tax Band: F

Tenure: Freehold

EPC Rating:D

Total approximate floor area: 2142.00 sq ft



Location

Sutton town centre offers a comprehensive mix of shops, banks, restaurants, leisure outlets and amenities such as cinema and gyms. The schooling in the wider area is considered excellent and attracts many home movers. Trains from Sutton station journey into London Victoria, London Bridge, Wimbledon and St Pancras. The wider Sutton area is a sporty place to live



Cedar Road, Sutton



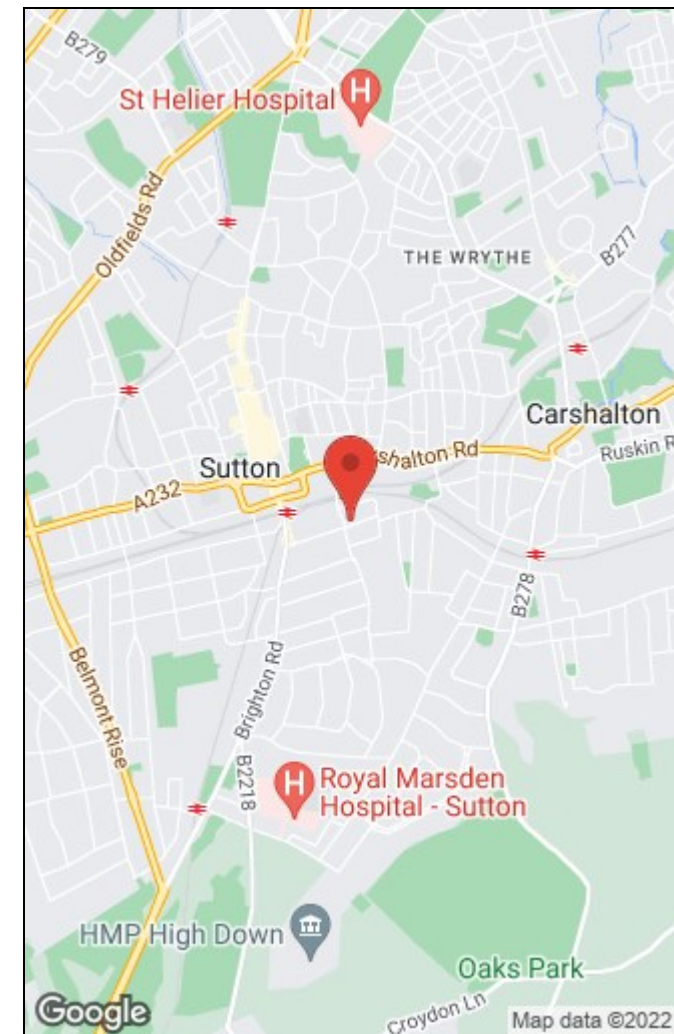
Total Area: Including Basement 199.0 m² ... 2142 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE

Windows and door openings are approximate

Whilst care is taken in the preparation of this plan,

please check all dimensions and shapes before making any decisions reliant on them.



Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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