



**15 Oliver Road, Sutton, Surrey, SM1 4QF**  
**£395,000**

**A well presented two double bedroom, two reception room terraced property, situated in a quiet, yet convenient, location within a short walk of Sutton town centre, as well as local schools and excellent transport links.**



**\*Modern Kitchen \*Upstairs Bathroom  
\*Attractive Rear Garden  
\*Great Location**

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**Front Door Leading to:**

**Entrance Hall**

**Reception Room - 13' 9" x 9' 6" max (4.19m x 2.89m)**

**Dining Room - 13' 2" max x 13' 1" (4.01m x 3.98m)**

With under stairs alcove, currently being used as an office.

**Kitchen - 10' 11" x 8' 7" (3.32m x 2.61m)**

Door to garden.



## Stairs to First Floor Landing

**Bedroom One - 13' 1" max x 11' 4" (3.98m x 3.45m)**

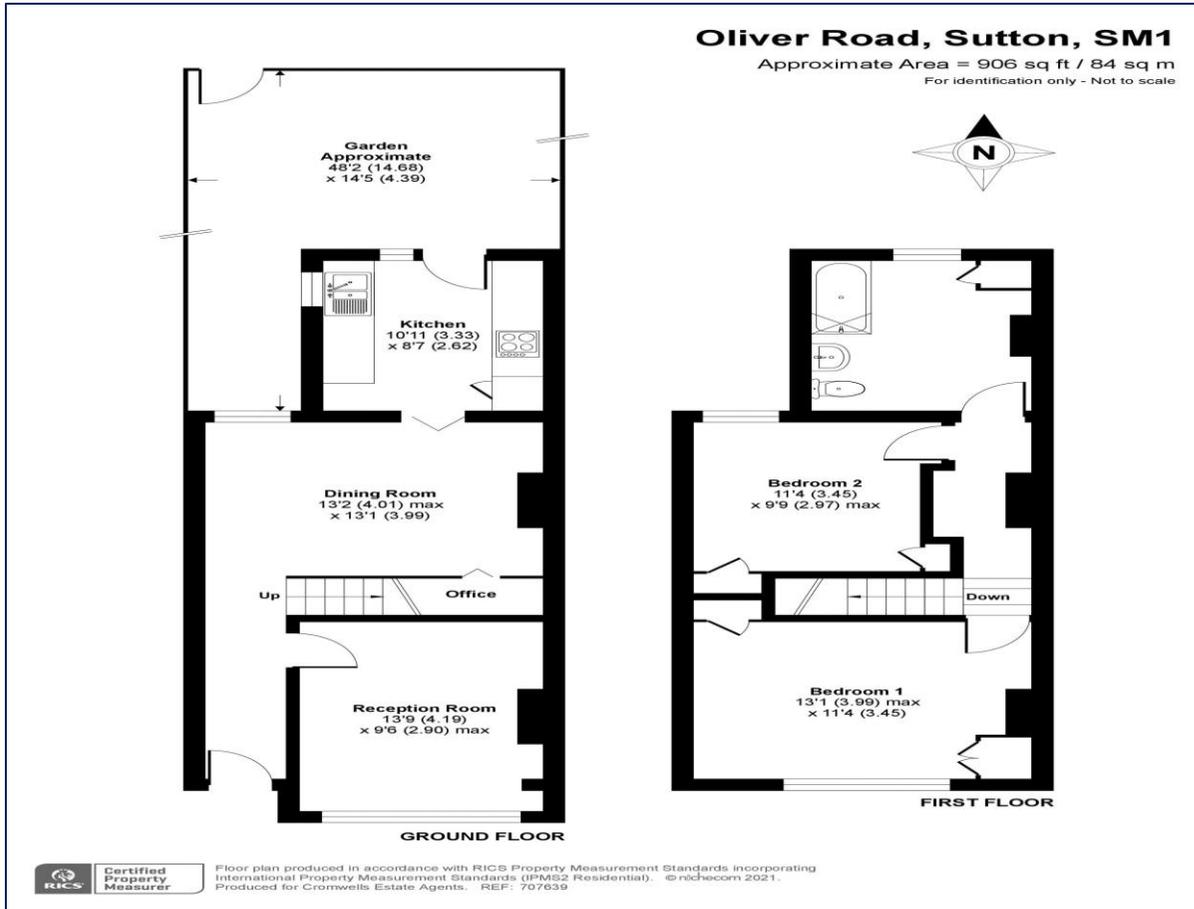
**Bedroom Two - 11' 4" x 9' 9" max (3.45m x 2.97m)**

## Family Bathroom

## Outside

Rear garden extending to approx. 48ft, with rear access.





**Council Tax - D**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**

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**SM5 3NP**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



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