



**71 Downs Road, South Sutton, Surrey, SM2 5PR  
£590,000**

**A very well presented and extended three bedroom end of terrace property with garage. Benefitting from a superb 25ft kitchen/dining area and a good size rear garden. The property is ideally located close to an array of local schools, shops and both Belmont and Sutton train stations and provides potential for further extension to the loft to provide a further bedroom (STPP).**



**\*Spacious Lounge \*Large Family Bathroom  
\*Downstairs Shower Room  
\*Convenient Location**

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**Entrance Hall**

Doors to :

**Reception Room - 12' 11" x 11' 6" (3.93m x 3.50m)**

Front aspect, bay window

**Kitchen/Dining Room - 25' 1" x 18' 5" (7.64m x 5.61m)**

Rear aspect, doors to garden

**Ground floor shower room**

**Stairs to first floor landing**

**Bedroom 1 - 14' 11" x 10' 8" (4.54m x 3.25m)**

Rear Aspect

**Bedroom 2 - 10' 10" x 10' 8" (3.30m x 3.25m)**

Front Aspect

**Bedroom 3 - 8' 7" x 7' 5" (2.61m x 2.26m)**

Front aspect

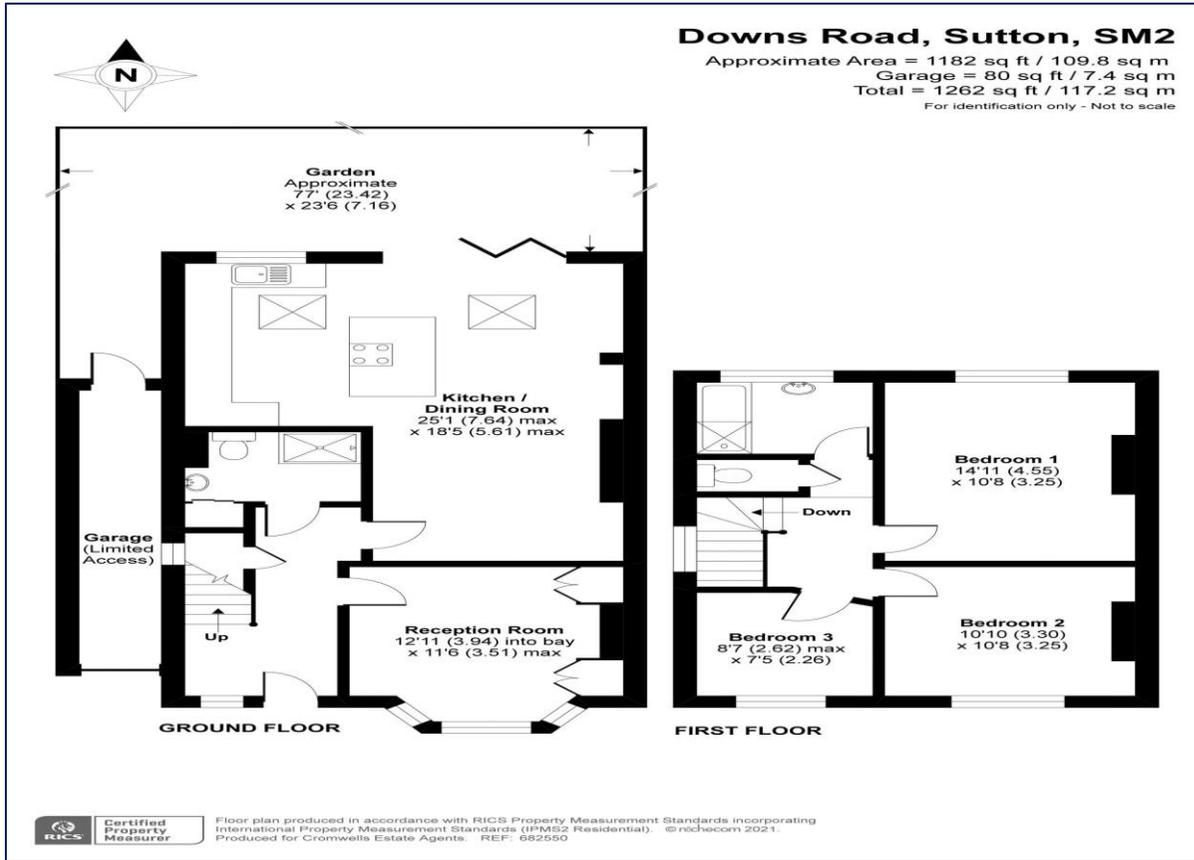
**Separate WC**

**Family Bathroom**

**Garage**

**Rear Garden - 77' 0" x 23' 6" (23.45m x 7.16m)**





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

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81-91	B		
69-80	C		79   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



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